COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 07, 2012

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
37 August 7, 2012
SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, ANNEXATION 40-141 (34-40) RESOLUTION OF APPLICATION TO INITIATE PROCEEDINGS (SUPERVISORIAL DISTRICT 5) (3 VOTES)

SUBJECT

This action is to adopt a resolution of application for authorization to initiate proceedings with the Local Agency Formation Commission for Los Angeles County and file the required application to annex Lot 1 of Tract 61895-01 into the Los Angeles County Waterworks District No. 40, Antelope Valley.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:

1. Acting as a responsible agency for the Antelope Valley Annexation 40-141 (34-40) of the Westside Union School District's Anaverde Hills School project, consider the Mitigated Negative Declaration prepared and adopted by the Westside Union School District as lead agency, together with any comments received during the public review process; certify that the Board has independently considered and reached its own conclusions regarding the environmental effects of the project as shown in the Mitigated Negative Declaration and adopt the applicable measures in the mitigation monitoring program for the project, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation.

2. Approve the Los Angeles County Waterworks District No. 40, Antelope Valley, Annexation 40-141 (34-40) project and adopt the resolution to request the initiation of proceedings before the Local

Agency Formation Commission for Los Angeles County for the annexation of Lot 1 of Tract 61895-01 into the Los Angeles County Waterworks District No. 40, Antelope Valley.

3. Approve and authorize the Director of Public Works or her designee to file with the Local Agency Formation Commission for Los Angeles County the required application to annex Lot 1 of Tract 61895-01 into the Los Angeles County Waterworks District No. 40, Antelope Valley, and take any other steps necessary to assist the Local Agency Formation Commission for Los Angeles County in processing the application for annexation.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This purpose of the recommended action is for your Board to consider the previously adopted Mitigated Negative Declaration (MND) (Exhibit C) and adopt the enclosed Resolution of Application to Initiate Proceedings (Resolution) requesting the Local Agency Formation Commission (LAFCO) to initiate proceedings for the annexation of territory shown on the enclosed Exhibits into the Los Angeles County Waterworks District No. 40, Antelope Valley (District).

LAFCO requires a Board-adopted Resolution to initiate proceedings for such a change of organization and the filing of an application.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Fiscal Sustainability (Goal 2) by collecting the applicable tax revenue to provide effective and efficient delivery of water to customers within the annexed area.

FISCAL IMPACT/FINANCING

New revenue will be generated in the form of standby charges paid by the property owners to the District's Accumulative Capital Outlay Funds for operation and maintenance of the water system and capital improvement projects.

The property owners requesting the proposed annexation will pay all required fees associated with this project.

A portion of the annual property tax increment from the affected taxing entities will be transferred to the District.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The boundary of the proposed annexation has been reviewed and approved by the Department of Public Works and the County Assessor. The enclosed Resolution requesting LAFCO to initiate proceedings for the change of organization has been approved by County Counsel as to form. Copies of the diagram showing the boundaries of the annexation territories are included with the Resolution.

ENVIRONMENTAL DOCUMENTATION

The Westside Union School District (WUSD), as the lead agency on the Anaverde Hills School project, prepared and adopted an MND on September 7, 2005. As a responsible agency on the

WUSD project, the District has determined that the annexation project is within the scope of the previously adopted MND. As indicated in the WUSD MND, potable water for the project is available through the District. Providing District water requires the proposed annexation for regular water service pursuant to the District's Rules and Regulations. Sufficient water for the project is available from 500 acre-feet water supply pool set aside by the District in 2007 for projects in the District's service area within the City of Palmdale. The District issued a letter to the Antelope Valley School District on August 11, 2011, indicating the availability of water to serve the school. Adoption of the recommended resolution to initiate proceedings before LAFCO and filing of the LAFCO application for annexation will not have a significant effect on the environment.

Upon your Board's approval for the proposed project, Public Works will file a Notice of determination with the County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended action.

CONCLUSION

Please return one adopted copy of this letter and one signed original of the Resolution to LAFCO; one adopted copy of this letter and one signed original of the Resolution to the Department of Public Works, Waterworks Division; and one adopted copy of this letter and one signed original of the Resolution to the County Assessor.

Respectfully submitted,

Gail Farber

GAIL FARBER
Director

GF:AA:ea

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office
Local Agency Formation Commission

RESOLUTION OF APPLICATION TO INITIATE PROCEEDINGS BY THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY DESIGNATED AS ANNEXATION 40-141 (34-40)

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley (District), that:

WHEREAS, the District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a change of organization that would annex territory to the District; and

WHEREAS, this annexation is being proposed based upon a petition filed by the property owner requesting said annexation; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the boundary of the proposed area is described in Exhibit A, and depicted on the corresponding map, Exhibit B, which by this reference are incorporated herein; and

WHEREAS, on December 16, 2008, the Westside Union School District, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), certified a Mitigated Negative Declaration (MND) report and adopted certain findings contained therein with respect to the environmental effects of the proposed project, Exhibit C; and

WHEREAS, this Board has determined that this proposal meets the criteria for waiver of protest proceedings as set forth in Government Code Section 56663(c);

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, acting as the governing body of the District, that:

1. The Board of Supervisors, in its role as the responsible agency under CEQA, has considered the MND certified by the Westside Union School District on December 16, 2008, together with the environmental findings adopted by the District contained therein; and hereby certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and has determined that the MND and environmental findings adequately address the environmental impacts of the proposed annexation.

2. This Resolution of Application is hereby adopted and approved by the Board of Supervisors, and the Local Agency Formation Commission of Los Angeles County is hereby requested to initiate proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and the District hereby consents to the waiver of protest proceedings in accordance with Section 56663(c) of the Government Code.

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The foregoing Resolution was adopted on the 7th day of August, 2012, by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley.

SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By _____
MICHAEL MOORE
Principal Deputy County Counsel

EXHIBIT 'A'

ANNEXATION No. 40-141 (34-40)
TO LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 40, ANTELOPE VALLEY

PORTIONS OF SECTIONS 31 AND 32, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 120 PAGES 63 THROUGH 67 INCLUSIVE OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the most northerly corner of Lot 208 of Tract 54117-03, as shown on map filed in book 1317 pages 48 through 66 inclusive of maps, records of said county, said corner being a point on the southerly right-of-way of Greenbrier Street, 64 feet wide, as shown on said map;

L1. Thence, leaving said right-of-way, southerly along the westerly line of said lot 208, south 49°22’46” west 157.61 feet;

L2. Thence, continuing along said westerly line, south 35°24’57” west 231.57 feet to the beginning of a tangent 20.00-foot radius curve concave northerly;

C1. Thence, leaving said westerly line along said curve, through a central angle of 92°23’29” and an arc distance of 32.25 feet;

L3. Thence, tangent to said curve, north 52°11’34” west 149.81 feet to an angle point;

L4. Thence, north 53°16’36” west 141.81 feet to an angle point;

L5. Thence, north 50°26’50” west 83.76 feet to an angle point;

L6. Thence, north 56°00’02” west 174.72 feet to the beginning of a tangent 120.00-foot radius curve concave northeasterly;

C2. Thence, along said curve, through a central angle of 29°31’13” and an arc distance of 61.83 feet to the beginning of a tangent, reversing 700.00-foot curve concave southwesterly;

C3. Thence, along said curve, through a central angle of 27°30’29” and an arc distance of 336.07 feet;

L7. Thence, tangent to said curve, north 53°59’18” west 83.15 feet to the beginning of a tangent 840.00-foot radius curve concave southwesterly;

C4. Thence, along said curve, through a central angle of 04°59’27” and an arc distance of 73.17 feet to the beginning of a tangent, reversing 42.00-foot radius curve concave easterly;

C5. Thence, along said curve, through a central angle of 114°47’39” and an arc distance of 84.15 feet to the beginning of a tangent, compound 298.00-foot radius curve concave southeasterly;

C6. Thence, along said curve, through a central angle of 21°30’33” and an arc distance of 111.87 feet;

L8. Thence, north 00°50’57” east 21.18 feet to the beginning of a non-tangent 258.00-foot radius curve concave southerly, a radial to which bears north 01°31’11” east;

C7. Thence, along said curve, through a central angle of 08°16’24” and an arc distance of 37.25 feet to the beginning of a tangent, reversing 442.00-foot radius curve concave northerly;

C8. Thence, along said curve, through a central angle of 38°23’56” and an arc distance of 296.22 feet;

L9. Thence, tangent to said curve, north 61°23’39” east 32.89 feet to an angle point;

L10. Thence, south 77°09’22” east 19.49 feet to a non-tangent 392.00-foot radius curve concave northeasterly, a radial to which bears south 53°20’36” west;

C9. Thence, along said curve, through a central angle of 16°04’30” and an arc distance of 109.98 feet;

L11. Thence, tangent to said curve, south 52°43’54” east 258.29 feet to a tangent 358.00-foot radius curve concave southwesterly;

C10. Thence, along said curve, through a central angle of 20°41’44” and an arc distance of 129.31 feet;

L12. Thence, tangent to said curve, south 32°02’10” east 153.01 feet to a tangent 442.00-foot radius curve concave northeasterly;

C11. Thence, along said curve, through a central angle of 06°43’05” and a distance of 51.83 feet;

L13. Thence, non-tangent to said curve, south 56°01’50” east 39.12 feet to a non-tangent 432.00-foot radius curve concave northeasterly, a radial to which bears south 46°17’09” west;

C12. Thence along said curve, through a central angle of 16°09’15” and an arc distance of 121.80 feet to a tangent, compound 562.00-foot radius curve concave northeasterly;

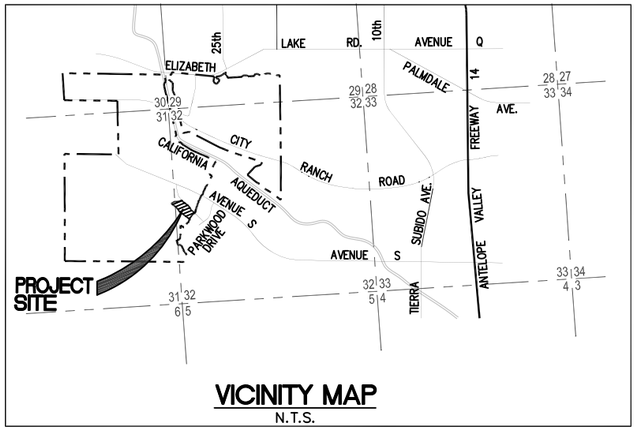
C13. Thence, along said curve, through a central angle of 03°07’36” and an arc distance of 30.67 feet, more or less, to the point of beginning.

SAID PARCEL CONTAINS 10.54 ACRES (458,952 SQ. FT.), MORE OR LESS.

All as shown on a sketch attached hereto as Exhibit “B” and made a part hereof for reference only.

End of Exhibit A

THIS DESCRIPTION IS BASED ON RECORD DATA ONLY, NO SURVEY WAS PERFORMED, AND IS NOT FOR THE CONVEYANCE OF LAND.



VICINITY MAP
N.T.S.

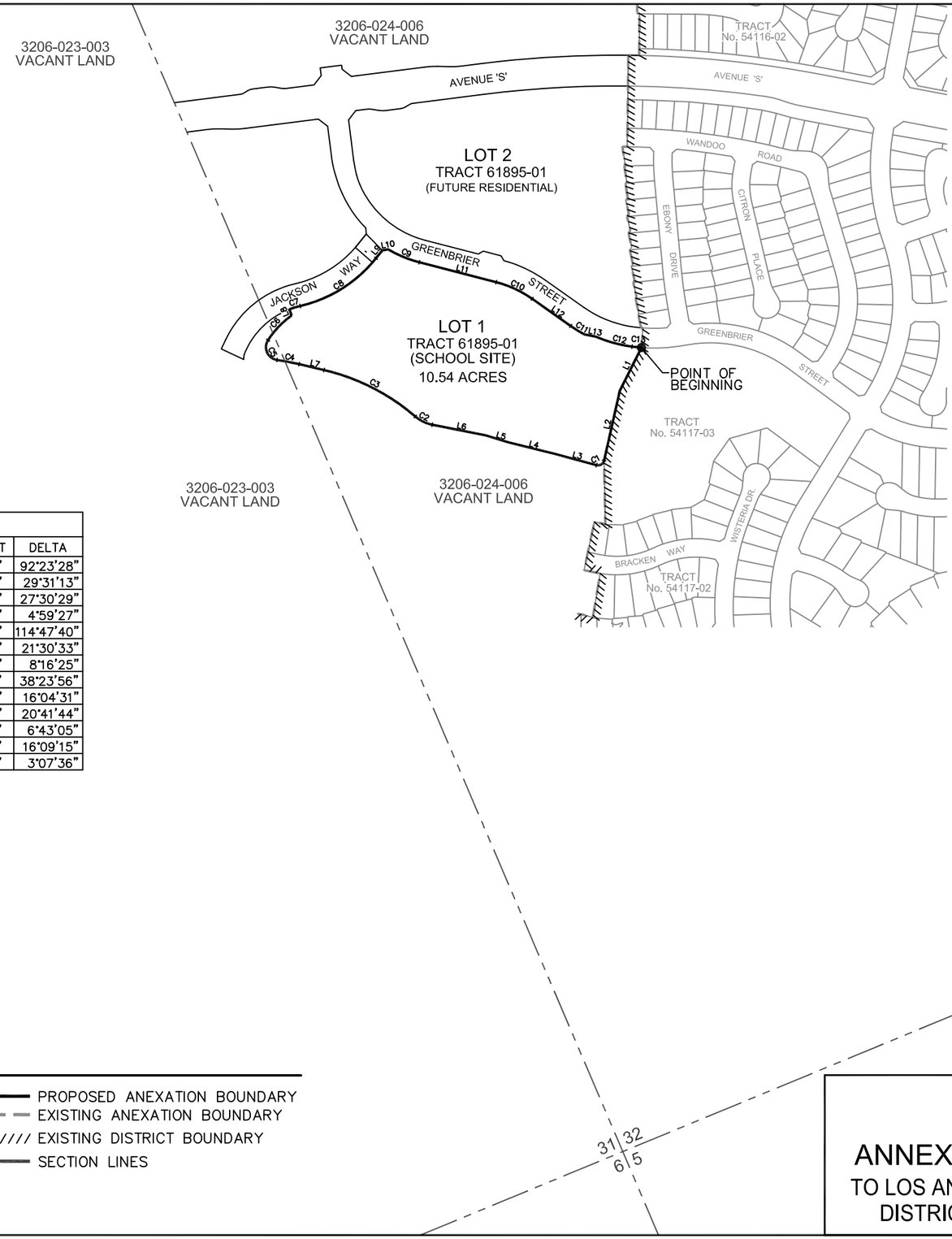
LINE TABLE		
LINE	LENGTH	BEARING
L1	157.61'	N49°22'46"E
L2	231.57'	N35°24'57"E
L3	149.81'	N52°11'34"W
L4	141.81'	N53°16'36"W
L5	83.76'	N50°26'50"W
L6	174.72'	N56°00'02"W
L7	83.15'	N53°59'18"W
L8	21.18'	N00°50'57"E
L9	32.89'	N61°23'39"E
L10	19.49'	N77°09'22"W
L11	258.29'	N52°43'54"W
L12	153.01'	N32°02'10"W
L13	39.12'	N56°01'50"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	32.25'	20.00'	20.85'	92°23'28"
C2	61.83'	120.00'	31.62'	29°31'13"
C3	336.07'	700.00'	171.34'	27°30'29"
C4	73.17'	840.00'	36.61'	4°59'27"
C5	84.15'	42.00'	65.67'	114°47'40"
C6	111.87'	298.00'	56.60'	21°30'33"
C7	37.26'	258.00'	18.66'	8°16'25"
C8	296.22'	442.00'	153.92'	38°23'56"
C9	109.98'	392.00'	55.35'	16°04'31"
C10	129.31'	358.00'	65.37'	20°41'44"
C11	51.82'	442.00'	25.94'	6°43'05"
C12	121.80'	432.00'	61.31'	16°09'15"
C13	30.67'	562.00'	15.34'	3°07'36"

ASSESSOR'S PARCELS WITHIN ANNEXATION AREA

3206–024–006 (POR)
3206–023–003 (POR)

ANNEXATION AREA= 10.54 ACRES



LEGEND

- PROPOSED ANEXATION BOUNDARY
- EXISTING ANEXATION BOUNDARY
- EXISTING DISTRICT BOUNDARY
- SECTION LINES

GRAPHIC SCALE
0 100 200 400 800
1 inch = 400 ft.

ALLIANCE
LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-9896
FAX: (760) 431-8802
27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

EXHIBIT 'B'
ANNEXATION # 40-141 (34-40)
TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY

I:\CAD\1046\SCHOOL SITE\LAFCO\1046_LAFCO-Annex-Exhibit-B_022812.dwg

FILED

SEP 9 2005

CONNY B. MCCORMACK, COUNTY CLERK

K. BOWEN DEPUTY

EXHIBIT C

NOTICE OF DETERMINATION

TO: Registrar-Recorder, County of Los Angeles
12400 Imperial Hwy
Norwalk, CA 90638

FROM: Westside Union School District
46809 70th Street West
Lancaster CA. 93536

Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE.

Project Title: New Anaverde Hills School Project – 11.8 acre parcel located south of 25th Street West and Elizabeth Lake Road in Palmdale, County of Los Angeles

State Clearinghouse Number: 2005071126

Contact Person: Robert W. Abel, Assistant Superintendent, Administrative Services
943-7453-2576

Project Location: Located in Palmdale, County of Los Angeles, California

Project Description:

The Westside Union School District proposes to acquire an 11.8 acre parcel of undeveloped, native land for the purposes of constructing a new elementary school.

This is to certify that the Westside Union School District approved the above-described project on September 6, 2005.

1. This project ____ will _X_ will not have a significant effect on the environment.
2. ____ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
3. _X_ A Subsequent Negative Declaration with mitigation was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures _X_ were ___ were not made a condition of the approval of the project.
5. A Statement of Overriding Considerations ____were X were not adopted for this project.
6. Findings _X_ were ___ were not made pursuant to the provisions of CEQA.

THIS IS TO CERTIFY THAT THE final negative declarations with mitigations (with comments and responses) and a record of project approval is available to the general public and may be examined at:
46809 70th Street, Lancaster, CA 93536

Robert W Abel

Date 9/7/05

Robert W. Abel
Assistant Superintendent
Administrative Services

Westside Union School District

THIS NOTICE WAS POSTED
ON SEP 9 2005
UNTIL OCT 21 2005
REGISTRAR-RECORDER/COUNTY CLERK

05-0017063

CALIFORNIA DEPARTMENT OF FISH AND GAME

FILED

SEP 29 2005

CONNY B. McCORMACK, COUNTY CLERK

K. BOWEN DEPUTY

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (including County):

New Anaverde Hills School Project – 11.8 acre parcel located South of 25th Street West and Elizabeth Lake Road in Palmdale, County of Los Angeles

Project Description:

The Westside Union School District proposes to acquire an 11.8 acre parcel of undeveloped, native land for the purposes of constructing a new elementary school. The school will be initially built to serve as many as 1000 students in Grades K-6 and will consist of approximately 50,000 square feet of one-story permanent and modular buildings.

Findings of Exemption (attach as necessary):

Notice was given and comments were solicited from the California Department of Fish and Game as well as other public resource agencies. Findings of exemption were made at a public hearing based on the specific findings of non-impact included in the initial study for the project.

Certification:

I hereby certify that the public agency has made the above findings and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Robert W. Abel Date: 09/07/05

Robert W. Abel
Assistant Superintendent, Administrative Services

Lead Agency: Westside Union School District

05-0017063

247393

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 753.5a (8-03)

Lead Agency: Office of Planning & Research Date:

County / State Agency of Filing: Office of Planning & Research, LACC Document No.:

Project Title: New Annandale Hills School Project (2005071126)

Project Applicant Name: Robert W. Abel Phone Number: (949)

Project Applicant Address: Palmdale, CA

Project Applicant *(check appropriate box)*: Local Public Agency [X] School District [ ] Other Special District [ ]
State Agency [ ] Private Entity [ ]

CHECK APPLICABLE FEES:

( ) Environmental Impact Report	$850.00	$
( ) Negative Declaration	$1,250.00	$
( ) Application Fee Water Diversion *(State Water Resources Control Board Only)*	$850.00	$
( ) Projects Subject to Certified Regulatory Programs	$850.00	$
(X) County Administrative Fee	$25.00	$ 25
( ) Project that is exempt from fees	TOTAL RECEIVED	$ 25

Signature and title of person receiving payment: KB

WHITE-PROJECT APPLICANT YELLOW-DFG/FASB PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

WESTSIDE UNION SCHOOL DISTRICT

NOTICE OF COMPLETION OF INITIAL STUDY AND PREPARATION OF A DRAFT NEGATIVE DECLARATION AND INTENT TO ADOPT

Notice is hereby given that the Westside Union School District has completed an Initial Study of the proposed New Anaverde Elementary School Project located South of 25th Street West in Palmdale, County of Los Angeles, California and in accordance with the State Guidelines for implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of such Initial Study, the School District's staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration with mitigation measures. Copies of the Initial Study and Draft Negative Declaration are on file at the School District's Office, at 46809 70 St. West, Lancaster, CA. 93536 and are available for public review on July 26, 2005, and thereafter during regular business hours, until 4:30 p.m., August 26, 2005. The Draft Subsequent Negative Declaration has been submitted to the California State Clearinghouse. The comment period extends for a thirty (30) day period.

At its meeting on September 6, 2005, at 6:00 p.m., in the Hillview Middle School Multipurpose Room, 40525 Peonza Lane, Palmdale, CA 93551, the School District Board of Education will conduct a public meeting and consider the project and the Draft Negative Declaration together with any comments received during this public review period. If the Board finds the project will not have a significant effect on the environment, it may adopt the Negative Declaration with mitigation measures.

Any person wishing to comment on this matter may submit such comments, in writing, to the School District on or before August 26, 2005. Comments of all responsible agencies are also requested by this date.

Dated: July 26, 2005

NOTICE WAS POSTED
ON OCT 18 2005
UNTIL NOV 18 2005
REGISTRAR-RECORDER/COUNTY CLERK

FILED
OCT 18 2005
CONNY B. McCORMACK, COUNTY CLERK
H. HARPER DEPUTY

05 0017295

ENVIRONMENTAL INFORMATION FORM

GENERAL INFORMATION

1. Name and address of developer or project sponsor:

   Westside Union School District
   46809 70 St. West, Lancaster, CA. 93536

2. Address of project:

   The site is located South 25th Street West and Elizabeth Lake Road in Palmdale, County of Los Angeles

3. Name, address, and telephone number of person to be contacted concerning this project:

   Robert Abel, Assistant Superintendent,
   Business Services (661) 948-2576

4. Indicate number of the permit application for the project to which this form pertains: N/A

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

   California Division of the State Architect (Department of General Services)
   California Department of Education,
   California Department of Toxic Substance Control

6. Existing zoning district: Vacant Land - Designated for Elementary School

7. Proposed use of site (Project for which this form is filed)

   The Westside Union School District proposes to acquire a 10.5 acre parcel of graded land as part of a master planned community being developed for the purposes of constructing a new elementary school.

PROJECT DESCRIPTION

Site Size – 10.5 acres

9. Square Footage -60,000 square feet in new permanent and relocatable classroom buildings. This includes 34 regular classrooms, science labs, staff workroom, toilets, and storage.

10. Number of floors of construction – 1 story

11. Amount of off-street parking provided – 75 spaces for staff, students, and visitor parking

12. Attach plans – See Attachment 2

13. Proposed scheduling - Occupancy within four years of start of construction.

14. Associated projects - none

15. Anticipated incremental development – N/A

16. If residential, including the number of units, schedule of unit sizes, range of sales prices or rents, and type of household size expected. - N/A

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. - N/A

18. If industrial, indicate type, estimated employment per shift, and loading facilities. - N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A

20. If the project involves a variance, conditional use or re-zoning application, state this and indicate clearly why the application is required. – N/A

Are the following items applicable to the project or its effects? Discuss below all items checked yes.

Yes	No	
___	X	21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of project.
___	X	22. Change in scenic views or vistas from existing residential areas or public lands or road.
___	X	23. Change in pattern, scale or character of general area of project.
___	X	24. Significant amounts of solid waste or litter.
X	___	25. Change in dust, ash smoke, fumes or odors in vicinity.
___	X	26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
___	X	27. Substantially change existing noise or vibration levels in the vicinity.
___	X	28. Site on filled land or on slope of 10 percent or more.
___	X	29. Use of disposal or potentially hazardous materials, such as toxic substances, flammable or explosives.
___	X	30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
___	X	31. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
___	X	32. Relationship to a larger project or series of projects.
___	X	33. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this program?
___	X	34. If you answered yes to question 33, may this project cause significant effects on the environment that were not examined in the prior EIR?

ENVIRONMENTAL SETTINGS

35. Describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. See comments under "Item 10 Surrounding Land Use and Settings".

36. Describe the surrounding properties, including information on plants and animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale etc.). Attach photographs of the vicinity. See comments under "Item 10 Surrounding Land Use and Settings".

COMMENTS TO ENVIRONMENTAL INFORMATION FORM

25. Only during the construction phase of building the school and/or during the adding of portable classrooms will there be dust generated which will be minimized through watering on the site. The site will be landscaped and covered with parking areas and buildings, which will permanently mitigate dust control.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the factors, statements, and information presented are true and correct to the best of my knowledge and belief.

Robert Abel

Robert Abel, Assistant Superintendent,
Business Services

7-25-05

Date

ENVIRONMENTAL CHECKLIST FORM

1. ***Title Project***:

   New Anaverde Elementary School Project

2. **Lead Agency Name and Address:**

   Westside Union School District
   46809 70 St. West, Lancaster, CA. 93536

3. ***Contact Person and Phone Number:***

   Robert Abel, Assistant Superintendent,
   Business Services

4. ***Project Location:***

   The site is located South 25th Street West and Elizabeth Lake Road in Palmdale, County of Los Angeles

5. ***Project Sponsor's Name and Address:***

   Westside Union School District
   46809 70 St. West, Lancaster, CA. 93536

6. **Specific *Plan Designation*:** Elementary School
   Zoning: Elementary School

7. ***Proposed use of site***:

   The Westside Union School District proposes to acquire a 10.5 acre parcel of graded land as part of a master planned community being developed for the purposes of constructing a new elementary school.

8. ***Initial Study***

   The Westside Union School District proposes to acquire a 10.5 acre parcel of graded land as part of a master planned community being developed for the purposes of constructing a new elementary school to enhance educational opportunities for students to house additional students. (Site is depicted in Attachment 1).

The proposed project is needed to provide facilities to meet educational needs and provide classroom space to house additional students due to projected enrollment growth in grades K-5. This proposed school would be constructed to serve resident students from the residential community surrounding the site and within the Westside Union School District boundaries.

Haley & Aldrich, performed a Phase I - Environmental Site Assessment in September 2004 and completed a Preliminary Geohazards Study Report in August 2004 for the proposed project. This company specializes in completing these environmental and geotechnical analysis. These reports are provided in Attachments 3 and 4.

Pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, etc. seq. (CEQA), this action has been determined to be a "Project". This Initial Study has been prepared to ascertain whether any additional effects, if any, for this subsequent Project may have a significant adverse effect on the environment. The Westside Union School District is acting as the Lead Agency for the Project.

9. *Description of the Project*

The new school will consist of 34 permanent and relocatable classrooms on the proposed 10.5 acre school site and serve as many as 750 students. It will consist of approximately 60,000 square feet and include new classrooms and that will serve the entire school with space for future classrooms. This facility will also provide an administrative facility, café/auditorium, library, restrooms for students and staff, staff workroom, and storage areas.

A District and community goal is to provide permanent modern educational school facilities to accommodate the current and projected student enrollment growth and to serve their needs.

The implementation of this project is scheduled to be completed and occupied within the next four years.

10. *Surrounding Land Use and Settings*

The site is located in the City of Palmdale, Califomia; the site has a residential development being constructed around the site. The site is part of a master planned community being developed. The site is zoned for an elementary school as part of the Anaverde Specific Plan.

The topography is flat with no apparent slope .The proposed site is situated at approximately 2600 feet above the mean sea level.

There is no known endangered plant/animal, cultural, historical or scenic aspects to be considered beyond this discussion.

11. *Other Public Agencies Whose Approval Is Required*

The proposed project is responsive to the City of Palmdale. The City recognizes the need for modern school facilities to serve the new residential housing being constructed in the area. The City will also provide permits required for off-site improvements.

The California Department of Education has adopted standards for selecting school sites and developing school plans. These standards include the numbers or acres for the planned student enrollment, parking and bus drop off provisions, proximity to earthquake faults, fault traces and liquefaction conditions. As well as high voltage power lines, airports, flood inundation areas, hazardous wastes, toxic soils, and air emissions, and hazardous traffic conditions and other standards related to the health, safety of students and staff and educational adequacy. Each site utilized by a school district for a school must meet these standards and if State funds are used to acquire the site or build the school, the California Department of Education must approve the site.

The Division of the State Architect of the State of California requires submission and approval of the plans for the grading and design of the school site to ensure compliance with Title 24 of the Building Code, Handicapped Access, and State Fire Codes.

The California Department of Toxic Substance Control required the Antelope Valley Union High School to submit a Phase I Environmental Assessment document for review of the department to determine whether the release of hazards materials or the release of such material may pose a threat to public health or the environment exists on the site. As a result of that completion of the PEA the DTSC determined that no further action would be required regarding the site.

12. *References*

Phase I Environmental Assessment, performed by Haley & Aldrich 500 South Kraemer Blvd., Suite 370 Brea CA 92821, August 11, 2004.

The Preliminary Geohazard Study Report was performed by Haley & Aldrich 500 South Kraemer Blvd., Suite 370 Brea CA 92821, August 11, 2004.

13. *Persons Participating in This Study*

Robert Abel, Assistant Superintendent,
Business Services

Flewelling and Moody Architects

Leah Levy, Staff Scientist, Haley & Aldrich

Michael Watson, Geologist, Haley Aldrich

Denise Clendening, Ph. D. Senior Health Assessor, Haley Aldrich

EVALUATION OF ENVIRONMENTAL IMPACTS

	Potentially Significant Impact	Less Than Significant with Mitigation I	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
II. ***AGRICULTURE RESOURCES:*** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation I	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
') Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation I	Less Than Significant Impact	No Impact
	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation I	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
.X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
XI. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
noise ordinance, or applicable standards of other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation I	Less Than Significant Impact	No Impact
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☒	☐
XIV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
XV. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
facilities, the construction of which could cause significant environmental effects?				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Land Use and Planning	☐ Transportation/Circulation	☐ Public Services
☐ Population and Housing	☐ Biological Resources	☐ Utilities & Service Systems
☒ Geological Problem	☐ Energy/ Mineral Resources	☐ Aesthetics
☐ Water Resources	☐ Hazards	☐ Cultural
☐ Air Quality	☐ Noise	☐ Recreation
	☐ Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect(s) on the environment, there will not be a significant effect in this case because the mitigation measures described in the attached initial study have been added to the project. A NEGATIVE DECLARATION with mitigations will be prepared. ☒

I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT are required. ☐

I find that the proposed project MAY have a significant effect (s) on the environment, but at least 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and 2) has been addressed by mitigation measures based on an earlier analysis as described on the attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

Signature Robert Abel Date 7-25-05

Robert Abel, Assistant Superintendent,
Business Services

DISCUSSION OF ISSUES

AESTHETICS

(Item a.) Since no scenic views or highways currently exist nearby, this project will not impact them.

(Item b.)- There are no substantial damage scenic resources anticipated to trees, rock outcroppings, and historic buildings within the state highway system.

Item c.) The proposed project will result in utilizing a vacant area adjacent to an established residential area. The new construction will improve the current vacant area with new landscaping and does not contemplate removing any trees..

(Item c.)-To minimize the potential impacts from light and glare to a level of insignificance, the project will have low-level lighting around campus. Buildings are located within the inner campus and will only partially be seen from the adjacent street. The color scheme of the buildings will be unobtrusive with landscaping around the campus to reduce any further impacts of light or glare.

II. *AGRICULTURAL RESOURCES*

Item a.) There is no need to convert prime farmland, unique farmland, or farmland of statewide Importance

Item b.) The project does not conflict with existing agricultural zoning or a Williamson Act contract?

Item c.) The project does not involve other changes which, due to their location or nature, result in conversion of farmland to non agricultural use?

II. *AIR QUALITY*

The project does not conflict with or obstruct implementation of any applicable air quality plan or violate any air quality standard.

The proposed project when completed will not produce significant amounts of air pollutants, deterioration of air quality or creation of odor. The proposed project will be monitored to ensure that dirt and dust are controlled during the construction process through watering. This will minimize the impacts from site preparation and construction. A limited amount of objectionable odors may emanate from the diesel-powered equipment used in construction. These odors will be confined to the construction period of the project and would not be significant.

General Comments: No air quality impacts from traffic during school operation hours will occur since the school is currently operating within the residential area it will be serving and the new construction will not significantly add traffic because most students utilize

public transportation or walk to school. Vehicle traffic will be generated from the staff members, a limited number of buses, and visitors to the facilities. The District also participates in on-going Antelope Valley Air Pollution Control District (AVAPCD) Programs to reduce and control air emissions.

III. *BIOLOGICAL RESOURCES*

No endangered, threatened or rare plant or animal species are known to exist on or near the proposed site. No other established native resident or migratory wildlife corridors or native wildlife nurseries are present on the project site or in its vicinity.

Although no evidence of burrowing owls have been detected on the site, the site may contain burrows and habitat potentially suitable for the burrowing owl. Therefore, the District will complete a pre-construction survey no more than thirty days prior to ground disturbing activity. If burrowing owls are in fact located on the site during this survey, the mitigation guidelines formulated by the burrowing owl consortium would be implemented.

If the project includes vegetation removal such as grubbing, grading, tree trimming and/or removal during the breeding season of native birds (March 1 – July 1) the District shall retain the services of a qualified ornithologist to conduct a survey not more than two days prior to the initiation of construction activities. Should the survey identify any nesting birds, the district will flag off the area and provide a minimum buffer of 100 feet between the nests and the limits of construction. The construction crew will be instructed to avoid any activities in this zone until all native bird nest are no longer occupied.

IV. *CULTURAL RESOURCES*

No unique or historical resources are known to exist on the subject site. The proposed project will not disturb or affect any paleontologic, archaeological, historical resources or affect unique ethnic cultural values or religious uses, and will not disturb any human remains.

V. *GEOLOGICAL PROBLEMS*

(Items a, b, and c) - The results of the Phase I Environmental Site Assessment and Geotechnical Investigation report that no known faults traverse at or near the site, the site is not located within an area designated as a Special Studies Zone, and the soil conditions at the site indicated that the site is not situated within a potential liquefaction zone and is not particularly susceptible to liquefaction.. The closest known active fault is the San Andreas Fault, approximately .4 miles northeast of the site. There are abundant active and potential faults located in Southern California that are capable of generating earthquakes that could affect the Palmdale area. Other faults located within the area include the Soledad, Clearwater, and Pelona Fault which are located from 8.4 to 13.2 miles respectively. Building structures will be designed in accordance with Seismic Zone 4

minimum standards as described in the California Building Code and Title 24 Building Standards. Plumbing and utility services will be connected with flexible connections and/or provided with convenient shutoffs to mitigate against severe ground shaking.

The site is identified as having low expansion potential and due to the relatively flat site, hazards from slope instability, landslides, or debris flows are considered negligible.

HAZARDS AND HAZARDOUS MATERIALS

(Item a) The proposed additions to the school will have less than a significant risk of accidental explosion or release of hazardous substances. No combustible materials will be present on the site.

(Item b-d) Haley & Aldrich conducted a Phase I Environmental Site Assessment on the site, August 2004. The investigation revealed no evidence of recognizable environmental conditions in connection with the site with the exception of residual pesticides due to historical use of agricultural purposes.

The Department of Toxic Substances Control has issued a "No Further Action" determination for the site.

(Item e-f) The site is not located within the vicinity of a public or private airstrip or public airport location.

(Item g) The school will continue to serve as a designated evacuation center or relief shelter during emergency situations. School District personnel will coordinate with appropriate local public agencies and assist with these types of operations. Therefore, the new construction at the school is considered a positive impact with regard to an Emergency Response Plan.

Item h.) Fire hazards are minimized since any current landscape will be watered and regularly maintained.

VI. *WATER*

Item a.) The proposed design of the school will not increase water patterns since the site will be minimally graded which will not cause a change in the rate or amount of surface runoff.

Item b-e.) The drainage and grading plans will be designed to ensure consistency in discharge and direction of surface waters and comply with the Storm Water Management Program General Permit Guidelines. Flood control drainage structures/patterns will be constructed, as may be necessary, resulting in having no impact on the environment.

Item f.) The project will not degrade water quality.

Item g-h.) The project is not within the 100 year flood zone impact.

Item l.) There is no potential for flooding due to the failure of any levee or dam.

VII. *LAND USE AND PLANNING*

(Item c) - The land use of the site will change from its existing use as vacant land to a public school facility. Development of the proposed project will expand and improve the quality of the facilities at the school and services to students. The site will provide for an educational setting and facility within a new housing development and provide for a compatible with the surrounding residential zoning. The proposed project will be consistent with the surrounding residential zoning.

VIII. *ENERGY AND MINERAL RESOURCES*

The new facilities will utilize the most current principles of energy conservation that reduce waste and inefficiency in energy usage. These methods may include, but are not necessarily limited to; water-conserving plumbing fixtures, moisture sensitive irrigation sensors, cogeneration systems, energy efficient lighting, heating, and air conditioning systems, double-glazed windows, and appropriate insulation. Fuel and energy consumption during construction will be minor, thus requiring no mitigation measures.

The proposed project will not result in a substantial increase in nonrenewable mineral resources since limited quantities would be used for the relatively small size of the project. The energy sources used during construction and occupancy will be water, gas, electricity and other energy supplies necessary to serve the facility.

X. *POPULATION AND HOUSING*

Since the land is currently vacant land, no existing housing would be displaced. Schools are part of the infrastructure necessary for the community to provide educational and recreational facilities.

XI. PUBLIC SERVICES

(Item a.) The Palmdale Fire Department currently serves the project site. To minimize the impact on fire protection services, the project will include fire alarms, firewalls and dampers, and detector devices in accordance with the State Fire Marshal requirements. Fire truck access on campus and adequate turning radius for fire equipment will also be maintained and incorporated into the design. Emergency evacuation programs will be approved by the fire agency.

(Item b.) The Los Angeles County Sheriff's Department will provide law enforcement protection. The development of this new addition to the school is projected to minimally impact the police services and will be similar to the impacts that the existing schools have on the Sheriff's Department. The District will continue to work with local law enforcement agencies with regard to student supervision. The school will be locked during off-hours and the site lighted to reduce vandalism, theft, or other incidents. The project is a small part of the community development and will generate less than a significant impact on police services.

The Palmdale community and surrounding area will benefit from the new addition to the current school facility, which will result in a positive impact on the educational program for the community to facilitate the quality of life.

The District will assume responsibility for maintenance of the school grounds and facilities. The City of Palmdale Department of Public Works will provide maintenance of the adjacent streets. No significant impacts on maintenance will occur.

XII. RECREATION

The proposed school project will provide for after school and weekend recreational activities on the site, which will enhance the recreation opportunities for this new housing community.

XIII. TRANSPORTATION / CIRCULATION

(Item a) - The proposed new construction is designed to serve elementary school students who are projected to be living within the nearby residential housing area currently under construction. It will be constructed to alleviate potential overcrowding in District schools and will provide for a local school within the new residential area. When completed the new facilities will serve as a neighborhood facility resulting in a additional amount of vehicular traffic activity and will be mostly generated by parents, and staff driving children to and from school.

The proposed construction of the elementary school on this site would continue to be less than significant primarily due to the fact that elementary school students do not drive to school. The provision of a separate parent drop-off area and on-site staff and visitor parking will be utilized to accommodate the expected vehicles using the school.

(Item e) Most students will walk or bike to the school facility. Sidewalks and crosswalks along residential streets leading to the site are available to minimize any pedestrian/bicyclist hazards. Safe walking routes for students will continue to be in accordance with the State of California Department of Transportation "School Area Pedestrian Safety Guidelines".

XIV. UTILITIES AND SERVICE SYSTEMS

(Items a-g) -Additional use of regional electrical supplies due to the project is unavoidable and considered insignificant. Electrical services are already provided by Edison to the project site and will be upgraded to serve the new addition. The energy conservation efforts pursued and implemented by the District are very progressive and reflective of the best energy conserving technology available. Installing water-low flow toilets, shower and faucet flow restrictions, and other water conserving appliances can minimize the project water demand upon the water supply system

Storm drain maintenance service will be provided through the City of Palmdale. The project will be constructed with public funds and will comply with off-street improvements and public utility hook-ups, pursuant to the State Allocation Board policy, Storm Water Management Program, and State and Federal law.

XV. *MANDATORY FINDING OF SIGNIFICANCE*

The proposed project will not have the potential to degrade the habitat of fish or wildlife species. It will not cause the fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

This proposed project would not have the potential to achieve the short-term environmental goals to the disadvantage of long-term environmental goals. The proposed project will not result in an impact that is individually limited but cumulatively considerable. The school site will not result in significant adverse impacts within the surrounding developments.

The construction of this new school will not have environmental effects that will cause substantial adverse effects on human beings either directly or indirectly.

The Project Director or designee will monitor all of the measures described herein. An inspector approved by the Division of State Architect will be on site during all phases of construction and will monitor grading and construction activities.

XVIII. *REFERENCES*

Phase I Environmental Assessment, performed by Haley & Aldrich 500 South Kraemer Blvd., Suite 370 Brea CA 92821, August 11, 2004.

The Preliminary Geologic Hazards Report was performed by Haley & Aldrich 500 South Kraemer Blvd., Suite 370 Brea CA 92821, August 11, 2004.

ENVIRONMENTAL ASSESSMENT

Section Three

ENVIRONMENTAL IMPACT ASSESSMENT

Name or description of project:

New Anaverde Elementary School Project

Location:

South of 25th Street West and Elizabeth Lake Road in Palmdale, County of Los Angeles

Entity of Person Undertaking Project:

Westside Union School District
46809 70 St. West, Lancaster, CA. 93536

Staff Determination:

The School District's staff have undertaken and completed an Initial Study of this project in accordance with "State Guidelines for Implementing the California Environmental Quality Act (CEQA)". The study was done for the purpose of reviewing a previous assessment and mitigated declaration to ascertain whether the proposed project may have a significant effect on the environment; the district has reached the following conclusion:

_____The project could not have a significant effect on the environment; therefore a Negative Declaration should be adopted.

__X__The Subsequent Initial Study identified potentially significant effects on the environment. But revisions in the project plans or proposals made by or agreed to by the applicant would avoid the effects, or mitigate the effects to a point where clearly no significant effects would occur; therefore a Subsequent Negative Declaration should be adopted.

_____The project may have a significant effect on the environment; therefore, an Environmental Impact Report will be required.

Robert Abel Date 7-25-05

Robert Abel, Assistant Superintendent, Business Services

DRAFT

NEGATIVE DECLARATION, MITIGATION, AND MONITORING PROGRAM

Negative Declaration:

It has been determined that based on the current authorized use approved for this property, the above project will not have a significant effect on the environment for the following reasons:

1. It does not affect any rare or endangered species;

2. It does not cause interference with the movement of any resident migratory fish or wildlife species.

3. It does not breach any published national, state or local standards relating to solid waste or litter control.

4. It does not result in detrimental effects on air or water quality or on ambient noise levels for adjoining areas.

5. It does not involve the possibility of contaminating the public water system or adversely affecting ground water;

6. It could not cause substantial flooding, erosion or siltation; and

7. The project will not individually or collectively have an adverse effect on wildlife species, as defined in Section 711.2 of the California Fish and Game Code.

Mitigations:

The following mitigation measures will be a part of this project:

1. Site grading and preparation will be designed to minimize soil disruptions and surface runoff in accordance with the approved grading plans. Necessary compaction testing will be conducted and compaction standards met pursuant to DSA standards and the utilization of identified options to correct soil settlement differentials.

2. Building structures will be designed to withstand the maximum credible and probable ground acceleration in accordance with Title 24 Building Standards. Liquefaction concerns will be addressed by utilizing the identified options by the architects and soil engineers and within Title 24 Building Standards.

3. Dust generated during construction will be controlled by water application in accordance with Mojave Air Quality Management standards.

4. Noise attenuation will be included in the design. Compliance with local noise standards will be followed during construction. Additionally, the site will comply with State of California, Department of Education Noise Guidelines.

5. All lighting will be designed to reduce glare through diffusion.

6. A "safe route to school" package will be maintained and implemented. The District shall also review and modify as necessary, the walking routes (if any) for students to assure the safety of all concerned.

7. Fire hydrant, fire alarms, sprinkler systems and firewalls will be installed as required by the State Fire Marshal.

8. Fire truck access and adequate turning radius for fire equipment will be maintained.

9. The additional facilities will utilize current principles of energy and water conservation, including but not limited to, water-conserving plumbing fixtures, energy efficient lighting systems, double-glazed windows, and insulation.

10. The new buildings will be submitted to the Division of the State Architect for approval and will comply with all criteria and regulations affecting educational facilities including geological/seismic design safety features required by Title 24 (Field Act) and current building codes.

11. If the project includes vegetation removal such as grubbing, grading, tree trimming and/or removal during the breeding season of native birds (March 1 – July 1) the District shall retain the services of a qualified ornithologist to conduct a survey not more than two days prior to the initiation of construction activities.

12. The District will complete a pre-construction survey no more than thirty days prior to ground disturbing activity. If burrowing owls are in fact located on the site during this survey, the mitigation guidelines formulated by the burrowing owl consortium would be implemented.

13. A District mitigation-monitoring program for all mitigation measures will be implemented.

Monitoring Plan:

A District mitigation-monitoring program encompassing all of the identified in this study will be monitored under the supervision of Robert Abel, Assistant Superintendent, Business Services of the Westside School District or his designee. Documentation of the implementation of each of any subsequent mitigations will be created and maintained by the district in the Business Services Office.

APPENDIX

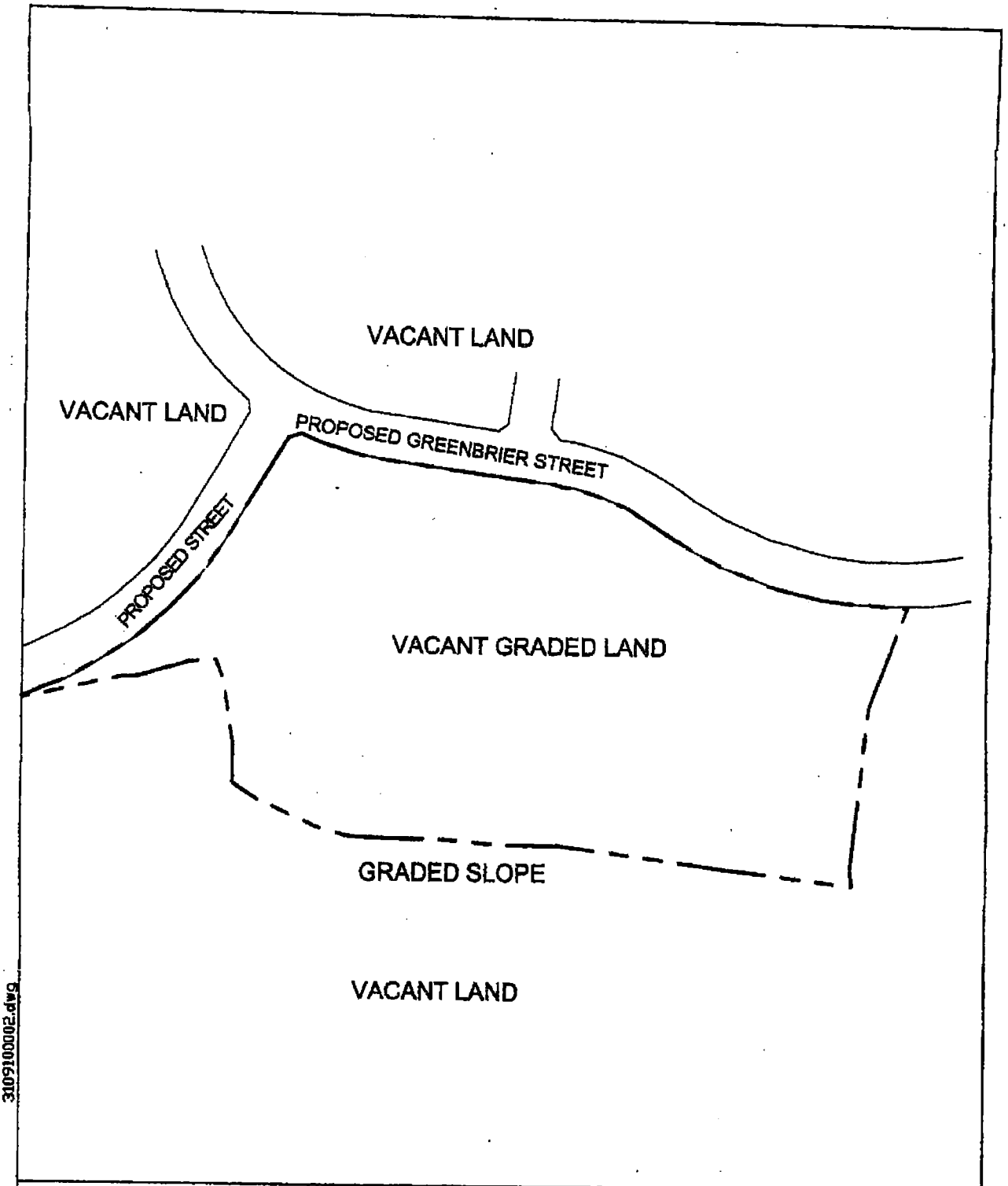
Section Four

WESTSIDE UNION SCHOOL DISTRICT

New Anaverde Elementary School Project

Project Map

Attachment 1



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LEGEND

SITE BOUNDARY

0 150 300

SCALE IN FEET

HALEY & ALDRICH

CREATIVE SOLUTIONS FOR CLIENT SUCCESS

PROPOSED ANAVERDE ELEMENTARY SCHOOL SITE
SOUTH OF INTERSECTION OF 25TH STREET WEST AND ELIZABETH LAKE ROAD
PALMDALE, CALIFORNIA

SITE PLAN

APPROXIMATE SCALE: AS SHOWN

JULY 2004

FIGURE 2

WESTSIDE UNION SCHOOL DISTRICT

New Anaverde Elementary School Project

Conceptual Schematic Design

Attachment 2

OPTION 1 – STANDARD CORE BUILDING

WESTSIDE UNION SCHOOL DISTRICT

New Anaverde Elementary School Project

Phase I Environmental Assessment

Attachment 3

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED ANAVERDE ELEMENTARY SCHOOL
SOUTH FROM INTERSECTION OF 25TH STREET WEST AND
ELIZABETH LAKE ROAD
PALMDALE, CALIFORNIA

by

Haley & Aldrich, Inc.
Brea, California

for

Westside Union School District
Lancaster, California

File No. 31091-000
August 2004

HALEY & ALDRICH

INITIAL STUDY

Section Two

Haley & Aldrich, Inc.
500 South Kraemer Blvd.
Suite 370
Brea, CA 92821-6723

Tel: 714.985.3434
Fax: 714.985.3433
HaleyAldrich.com

HALEY & ALDRICH

30 August 2004
File No. 31091-000

Westside Union School District
46809 Seventieth Street West
Lancaster, California 93536

Attention: Ms. Elena Burnett

Subject: Phase I Environmental Site Assessment
Proposed Anaverde Elementary School Site
South of Intersection of 25th Street West and Elizabeth Lake Road
Palmdale, California

Dear Ms. Burnett:

This report presents the results of a Phase I Environmental Site Assessment (Phase I) conducted at the above referenced property. This work was performed by Haley & Aldrich, Inc. (Haley & Aldrich) in accordance with our proposal to Westside Union School District dated April 29, 2004 ("Agreement") as authorized by Westside Union School District on May 6, 2004. As indicated in our proposal, this Phase I was conducted using practices consistent with the American Society for Testing and Materials (ASTM) E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. California Environmental Protection Agency Department of Toxic Substances Control (DTSC) guidelines for conducting Phase I assessments at proposed school sites were also followed.

The goal of this Phase I assessment was to evaluate site history, existing observable conditions, current site use, and current and former uses of surrounding properties to identify the potential presence of "Recognized Environmental Conditions (RECs)" at the site, as defined in the ASTM E 1527-00 Standard. No RECs have been identified in this assessment. Our conclusions regarding the presence and potential impact of RECs on the subject site are intended to help the user evaluate the "environmental risk" associated with the site, as defined in the ASTM E 1527-00 Standard and discussed in the Introduction section of this report. An emphasis on DTSC guidelines for Phase I assessments for school sites was made for this assessment.

No RECs were identified for the site and no further assessment or investigation is recommended for the subject property.

Thank you for the opportunity to perform these services for you. Please do not hesitate to contact us if you have any questions or comments.

Sincerely yours,
HALEY & ALDRICH, INC.

Michael Watson
Geologist

Denise Clendening, Ph.D., REA II - 20130
Senior Health Risk Assessor

Enclosures

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EXECUTIVE SUMMARY

Haley & Aldrich, Inc. (Haley & Aldrich) has performed a Phase I Environmental Site Assessment (Phase I) of the Proposed Anaverde Elementary School Site property in the City of Palmdale, California. The scope of work is described and conditioned by our proposal dated April 29, 2004. As indicated in our proposal, this Phase I was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and following the California Environmental Protection Agency Department of Toxic Substances Control (DTSC) guidelines for Phase I evaluations for proposed school sites. Exceptions to, or deletions from, this practice are described in Section 1 of this report. Our conclusions are intended to help the user evaluate the "environmental risk" associated with the site, as defined in the ASTM E 1527-00 Standard and discussed in the Introduction section of this report.

The subject site is approximately 10.5 acres in size and is part of a master planned community that is being developed. The site is currently over-excavated vacant land. No fill material is present at the site; soil has been removed to create a pad. The Westside Union School District (the District) plans to construct an elementary school on the subject site.

RECOGNIZED ENVIRONMENTAL CONDITIONS

The goal of the ASTM E 1527-00 Standard practice is to identify Recognized Environmental Conditions (RECs), as defined in the Standard and in Section 1 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property following the ASTM standard and DTSC recommended school guidance for Phase I assessments.

HISTORICAL RECs AND KNOWN OR SUSPECT ENVIRONMENTAL CONDITIONS

The ASTM E 1527-00 Standard also requires that historical RECs (HRECs) and other known or suspect environmental conditions, as defined in the Standard and in Section 1 of this report are identified in the Phase I.

This assessment has revealed no evidence of HRECs in connection with the property as defined in the Standard and in Section 1 of this report and DTSC recommended school guidance for Phase I assessments.

SUMMARY

In summary, based on the results of this assessment, we have not identified RECs associated with the subject site and do not recommend additional assessment at this time.

The remainder of this report contains additional information regarding the Phase I work performed, the resulting findings summarized above, and limitations affecting this report.

TABLE OF CONTENTS

TABLE OF CONTENTS (cont'd)

LIST OF FIGURES

1. INTRODUCTION

1.1 Purpose

This Phase I Environmental Site Assessment (Phase I) was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E 1527-00 Standard and following the California Environmental Protection Agency Department of Toxic Substances Control (DTSC) recommended guidelines for Phase I evaluations for school sites (DTSC 2001). The Westside Union School District (District) plans to construct an elementary school on the subject site. The subject site is approximately 10.5 acres in size and is part of a master planned community that is being developed. The site is currently over-excavated, graded vacant land. No fill material is present at the site; soil has been removed to create a pad.

The purpose of this assessment was to evaluate site history, existing observable conditions, current site use, and current and historic uses of surrounding properties to identify the potential presence of Recognized Environmental Conditions (RECs) in connection with the subject site. RECs are defined by ASTM as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on a property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions."

In addition, the Standard requires that historical RECs (HRECs) and known or suspect environmental conditions are identified in the Phase I report. The standard defines historical RECs as environmental conditions "which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently." The term "known or suspect environmental condition" is not specifically defined in the standard, but is used by Haley & Aldrich, Inc. (Haley & Aldrich) to highlight environmentally-related information that is not anticipated to adversely affect the subject site and/or does not rise to the level of an REC.

Our conclusions are intended to help the user evaluate the "environmental risk" associated with the site, defined by ASTM as "a risk which can have a material environmental or environmentally-driven financial impact on the business associated with the current or planned use of a parcel of commercial real estate. Consideration of environmental risk issues may involve addressing one or more non-scope considerations."

1.2 Site Identification

The subject property is located south of the intersection of 25th Street West and Elizabeth Lake Road in Palmdale, California. The property is owned by Kaufman & Broad and is currently a graded vacant lot. The site, which occupies approximately 10.5 acres, is located as shown on the Site Location Map, Figure 1. The site and surrounding area are depicted on Figure 2.

1.3 Detailed Scope of Services

Haley & Aldrich performed the following detailed scope of services to complete our Phase I assessment:

1. Visual observations of site conditions, and of abutting property use, to evaluate the nature and type of activities that have been or are being conducted at and adjacent to the site, in terms of the potential for release or threat of release of hazardous substances or petroleum products.

2. Review of federal and state environmental database information within the ASTM-specified radii from the subject property using a database service to access records. Use of 7.5-minute topographic maps to evaluate the site's physical setting.

3. Review of federal and state environmental files pertaining to the subject site and nearby sites with the potential to impact the subject site.

4. Review of previous reports prepared for the subject site.

5. Review of the following sources of historical use information:

   - Aerial Photographs; and
   - Historic Topographic Maps

6. Contacts with state and local agencies regarding the site and surrounding properties and structures.

7. Interviews with the Key Site Manager and property tenant representatives.

8. Interpretation of information and data assembled as a result of the above work tasks, and formulation of conclusions regarding the potential presence and impact of RECs as defined by the ASTM E 1527-00 Standard.

1.4 Non-Scope Considerations

The ASTM E 1527-00 Standard includes the following list of "additional issues" that are non-scope considerations outside of the scope of the ASTM Phase I practice: Asbestos-Containing Materials, Radon, Lead-Based Paint, Lead in Drinking Water, Wetlands, Regulatory Compliance, Cultural and Historic Risks, Industrial Hygiene, Health and Safety, Ecological Resources, Endangered Species, Indoor Air Quality, and High Voltage Power Lines. The additional issues included in this Phase I include the following:

- A review of agency records to identify high-pressure gas lines and fuel transmission lines in the vicinity of the subject property;
- A review of Division of Oil and Gas records;
- A review of geological references for the presence of naturally occurring asbestos;

- The vicinity of the subject property was assessed for high voltage power lines;
- Prior usage of subject property for agricultural purposes, mining activities, illegal drug manufacturing and disposal, and U.S. Government ownership;
- The possibility of asbestos-containing materials and lead-based paint used in building construction;
- The existence of railroad tracks located within 1,500 feet from the subject property; and
- The use of fill material on the subject property.

1.5 Exceptions and Deviations

1.5.1 Exceptions

Haley & Aldrich has completed this assessment in substantial conformance with ASTM E 1527-00. In our opinion, there were no exceptions made to the ASTM work scope.

1.5.2 Deviations

Haley & Aldrich completed this assessment in substantial conformance with the ASTM E 1527-00 Standard. In our opinion there were no deviations and deletions made from the ASTM work scope in completing this Phase I. Haley & Aldrich included additional information that the DTSC has indicated as being of potential concern for school sites (DTSC 2001).

1.6 Limitations

Our work for this project was performed generally consistent with the ASTM E 1527-00 Standard for Phase I Environmental Site Assessments. Several organizations other than ASTM have also developed "guidelines" or "standards" for environmental site assessments. The Phase I presented herein is consistent with the ASTM E 1527-00 Standard, which may vary from the specific "guidelines" or "standards" required by other organizations.

This Report was prepared pursuant to an Agreement dated April 29, 2004 between the District and Haley & Aldrich. All uses of this Report are subject to, and deemed acceptance of, the conditions and restrictions contained in the Agreement. The observations and conclusions described in this Report are based solely on the Scope of Services provided pursuant to the Agreement. Haley & Aldrich has not performed any additional observations, investigations, studies or other testing not specified in the Agreement. Haley & Aldrich shall not be liable for the existence of any condition the discovery of which would have required the performance of services not authorized under the Agreement.

This Report is prepared for the exclusive use of the District in connection with the Proposed Anaverde Elementary School Project. There are no intended beneficiaries other than the District. Haley & Aldrich shall owe no duty whatsoever to any other person or entity on

account of the Agreement or the Report. Use of this Report by any person or entity other than the District for any purpose whatsoever is expressly forbidden unless such other person or entity obtains written authorization from the District and from Haley & Aldrich. Use of this Report by such other person or entity without the written authorization of the District and Haley & Aldrich shall be at such other person's or entity's sole risk, and shall be without legal exposure or liability to Haley & Aldrich.

Use of this Report by any person or entity, including by the District, for a purpose other than the Proposed Anaverde Elementary School Project is expressly prohibited unless such person or entity obtains written authorization from Haley & Aldrich indicating that the Report is adequate for such other use. Use of this Report by any person or entity for such other purpose without written authorization by Haley & Aldrich shall be at such person's or entity's sole risk and shall be without legal exposure or liability to Haley & Aldrich.

This Report reflects site conditions observed and described by records available to Haley & Aldrich as of the date of report preparation. The passage of time may result in significant changes in site conditions, technology, or economic conditions, which could alter the findings and/or recommendations of the report. Accordingly, the District and any other party to whom the report is provided recognize and agree that Haley & Aldrich shall bear no liability for deviations from observed conditions or available records after the time of report preparation.

Use of this Report by any person or entity in violation of the restrictions expressed in this Report shall be deemed and accepted by the user as conclusive evidence that such use and the reliance placed on this Report, or any portions thereof, is unreasonable, and that the user accepts full and exclusive responsibility and liability for any losses, damages or other liability which may result.

2. SITE DESCRIPTION

2.1 Site Ownership and Location

2.1.1 Name of site owner

Westside Union School District
46809 Seventieth Street West
Lancaster, California

2.1.2 Name of site operator

Kaufman & Broad is currently performing grading activities on the site.

2.1.3 Site location map

The United States Geological Survey (USGS) topographic map for the site is the Ritter Ridge, California Quadrangle, dated 1958 (photorevised 1974) (see Figure 1). The USGS topographic map was used as the source for site setting information. The site is located in Los Angeles County at 34.5696° north latitude and 118.1760° west longitude.

2.2 Site and Vicinity Description

- The subject site is approximately 10.5 acres in size. Figure 2 is a Site Plan and shows relevant site and immediately adjacent property features.
- The subject property is an over-excavated vacant lot. The site is zoned for an elementary school on the Anaverde Specific Plan.
- The area in the vicinity of the subject property is characterized as vacant. Construction activities for residential developments surround the site.

2.3 Physical Setting

Subsurface explorations were not performed for this evaluation; therefore site geology and hydrology were evaluated on the basis of readily-available public information or references, and/or based upon our experience and understanding of subsurface conditions in the subject property area.

2.3.1 Topography

Topographically, the site is relatively flat with no apparent slope. Based on a review of the USGS 7.5-minute Topographic Series, Ritter Ridge, California Quadrangle Map (USGS 1958, photorevised 1974), the surface elevation of the subject property is approximately 2,960 feet above mean sea level (msl). Based on topographic relief, the subject property slopes gently toward the north.

2.3.2 Geologic Information

According to the California Geological Survey (CGS) (2003), the vicinity of the subject property is characterized by pre-Tertiary Pelona schist bedrock. The bedrock consists of silver to dark-gray, fine- to medium-grained, well-foliated to massive, quartz-muscovite schist with interlayers of quartzo-feldspathic and greenish chlorite-epidote schist and with quartz veins (CGS 2003). The San Andreas Fault zone is located approximately 0.4 miles to the northeast.

The site is located along the San Andreas rift zone, between the Mojave Desert to the northeast, and the San Gabriel Mountains to the southwest. The Mojave Desert is a broad triangular-shaped region of low relief interrupted by northwest trending mountain ranges structurally controlled, in part, by faulting. The San Gabriel Mountains have been elevated and laterally displaced to the northwest by the San Andreas Fault, which lies approximately 0.4 miles northeast of the subject property. At the northeastern edge of the rift is Ritter Ridge, which provides the last elevated range before Antelope Valley and the Mojave Desert. Ritter Ridge is located approximately 1.2 miles northwest of the subject site. The property itself sits atop Pelona schist (Division of Mines and Geology 1969). Soil in this vicinity generally consists of coarse, sandy loam (Haley & Aldrich 2004).

The pre-Tertiary crystalline bedrock is predominantly of plutonic origin with limited exposures of metamorphic rock. Largely terrestrial deposits, which include sandstone, shales, conglomerates, and volcanics, comprise the tertiary sedimentary rocks. The Quaternary sediments, derived from the adjacent mountains and hills, vary from coarse-grained fanglomerates to fine-grained playa deposits. The site lies within the southwestern margin of the Antelope Valley, southeast of Ritter Ridge, which is composed of alluvial sediments deposited up to 5,000 feet.

Groundwater in the Palmdale area moves from upland areas radially towards a point approximately five miles north of the city of Lancaster. Primary recharge in this basin is by deep percolation of precipitation and runoff. Depth to groundwater approximately one mile from the site is approximately 58.3 feet below ground surface (bgs).

The site was used for alfalfa production which historically has little or no pesticide applications because alfalfa has low gross economic returns per acre. In addition, due to the cost of water, the site was reportedly dry land farmed. For the last two decades most of the local farmers were "hobby" farmers or part-time farmers because the Antelope Valley cannot grow any crops that could not be grown cheaper elsewhere (Farmers Advisory University of California Cooperative Extension in Lancaster, California).

According to California Division of Mines and Geology (CDMG), no naturally-occurring serpentine rock or rock formations that may contain a significant quantity of asbestos are located in the site vicinity (CDMG 2000).

2.3.3 Ground Water and Surface Water Information

Based on surface topography, surface water at the site appears to flow to the north. Also based on topography, regional groundwater flow is anticipated to be to the north. Anaverde Creek is located approximately one mile to the west. Hydrogeologic investigations were not performed on the site for this investigation; therefore, it is unknown to what extent localized variations in groundwater presence and flow occur on the site.

According to the Flood Insurance Rate Map (FIRM) for the site, the subject site is not located within a floodplain. The site will be serviced by the Los Angeles County Water Works, which provides potable water to the City of Palmdale. Los Angeles County Water Works obtains water from the Antelope Valley-East Kern Water Agency (AVEK). AVEK imports water from the State Water Project from the Sacramento River/San Joaquin Delta (Los Angeles County Waterworks District 2003). There are no monitoring or pumping wells located on the property.

According to the California Department of Water Resources, the closest well is located approximately 1.5 miles to the east of the subject property. Well number 06N12W33L002S was last measured on November 30, 1965 at a depth of 58.3 feet bgs. The location of this well is close to the San Andreas Fault, which may act as a barrier to groundwater. The California Aqueduct is located approximately ¼ mile to the north.

3. PREVIOUS REPORTS

A request to review files for the site was forwarded to the District. The following item was available for review:

- *Final Environmental Impact Report, City Ranch Specific Plan* prepared by Envicom Corporation dated October 1, 1991.

4. SITE HISTORY

4.1 Past Usage of the Site

Past usage of the site was assessed through a review of aerial photographs and historical topographic maps. Copies of historical references reviewed are included in Appendix A.

According to historical aerial photographs and topographic maps, the site was utilized for dry land farming from at least 1953 to approximately 1989. The entire site appears to have been vacant since at least 1995.

4.1.1 Aerial Photographs

Aerial photographs for the site, obtained from Geo-Search, dated 1953, 1959, 1968, 1980, 1989, 1995, 2002 were reviewed for the site and are included in Appendix A.

- 1953 – 1989 – The site appears to be developed for dry land farming.
- 1995 - 2002 - The site appears to be undeveloped land. No structures appear to located onsite.

4.1.2 Historical Topographic Maps

Historical topographic maps, obtained from Geo-Search dated 1937, 1958, and 1974 were reviewed for the site and are included in Appendix A.

- 1937 – No structures are depicted on the site. An unimproved dirt road is depicted in the central portion of the site.
- 1958, 1974 – An unimproved dirt road is depicted on the extreme western portion of the site. Remaining areas appear unchanged since the previous topographic map.

4.1.3 Prior Agricultural Use

According to aerial photographs reviewed, the site appears to have been historically utilized for dry land farming.

4.1.4 Mines

Based on the review of historical sources and the database search report (Environmental Database Resources, Inc. [EDR] 2004 contained in Appendix B), there was no evidence indicating that the subject property was utilized as a mine.

4.1.5 Illegal Drug Manufacturing

The subject property was not identified by the California Hazardous Material Incident Report System (CHMIRS) which is maintained by the California Office of Emergency Services and contains information regarding hazardous material incidents such as

accidental releases or spills (Appendix B). Drug-related waste was not observed on the site during the site inspection.

4.1.6 Prior U.S. Government Ownership

According to the review of historical aerial photographs and topographic maps, the site has been undeveloped since approximately 1937. There is no indication that the property was owned by the U. S. Government or utilized for military operations.

4.2 Past Usage of Adjoining Properties

According to historical aerial photographs and topographic maps, dry land farming appeared to occur in the site vicinity from at least 1953 to approximately 1989. The California Aqueduct has been located approximately ¼ mile north of the site since approximately 1968.

4.2.1 Aerial Photographs

Aerial photographs for the site, obtained from Geo-Search, dated 1953, 1959, 1968, 1980, 1989, 1995, 2002 were reviewed for the adjoining properties and are included in Appendix A.

- 1953 – The adjoining properties appear to be developed for dry land farming. A stream appears to be located to the north of the site and multiple streams are located to the southeast and southwest.
- 1959 - The adjoining properties remain to be utilized for dry land farming except for adjoining land to the southwest, which appears vacant. The streams to the southeast and southwest are not as prevalent.
- 1968 – The adjoining properties appear unchanged since the previous aerial photograph. The California Aqueduct appears to be under construction to the north.
- 1980 – The adjoining properties appear unchanged since the previous aerial photograph. The California Aqueduct appears to be in use to the north of the site.
- 1989 – The adjoining properties to the north, east and southwest appear unchanged since the previous aerial photograph. The adjoining properties to the south and west appear to be vacant.
- 1995 – 2002 – The adjoining properties appear to be vacant and no structures or discerning characteristics are apparent.

4.2.2 Historical Topographic Maps

Historical topographic maps, obtained from Geo-Search dated 1937, 1958, and 1974 were reviewed for the site and are included in Appendix A.

- 1937 - No structures are depicted on the adjoining properties. An unimproved road is located to the west and east of the site and an intermittent stream is depicted to the east.

- 1958 - No structures or discerning characteristics are depicted on the adjoining properties. Intermittent streams are depicted to the west and north of the site, but no longer to the east. Additional roads are depicted on adjacent land to the northwest and south.

- 1974 - Depiction of the adjoining properties is unchanged since the previous topographic map. However, the California Aqueduct runs from the northwest to the southeast, approximately ¼ mile north of the site.

5. ENVIRONMENTAL RECORDS REVIEW

5.1 Standard Environmental Records Review

Haley & Aldrich utilized the electronic database service EDR to complete the environmental records review. The database search was used to identify properties that may be listed in the referenced Agency records, located within the ASTM-specified search radii indicated below:

- NPL sites: ..... 1 mile
- CERCLIS sites: ..... 0.5 mile
- CERCLIS NFRAP sites ..... Site and Adjoining
- Federal ERNS: ..... Site only
- RCRA non-CORRACTS TSD facilities: ..... 0.5 mile
- RCRA CORRACTS TSD facilities: ..... 1 mile
- RCRA Generators: ..... Site & Adjoining
- State Hazardous Waste Sites: ..... 1 mile
- Registered Underground Storage Tanks: ..... Site & Adjoining
- State Landfills and Solid Waste Disposal Sites: ..... 0.5 mile
- State Leaking Underground Storage Tanks: ..... 0.5 mile

A review of selected regulatory agency databases for documented environmental concerns on the site, or in close proximity to the site, was conducted by EDR (a copy of the EDR Report dated June 3, 2004 is included in Appendix B).

The subject property was not identified on any of the databases that were searched.

Following is a summary of information provided for each of the above-listed databases.

5.1.1 NPL Sites

The National Priorities List (NPL) is a list of contaminated sites that are considered the highest priority for clean-up by the EPA.

- The subject site is not listed on the NPL List.
- The database search did not identify any NPL sites within a one-mile radius of the subject site.

5.1.2 CERCLIS Sites

The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) list identifies sites which are suspected to have contamination and require additional investigation to assess if they should be considered for inclusion on the NPL.

- The subject site is not listed on the CERCLIS List.
- The database search did not identify any CERCLIS sites within a ½-mile radius of the subject site.

5.1.3 CERCLIS-NFRAP Sites

CERCLIS-NFRAP status indicates that a site was once on the CERCLIS List but has No Further Response Actions Planned (NFRAP). Sites on the CERCLIS-NFRAP List were removed from the CERCLIS List in February 1995 because, after an initial investigation was performed, no contamination was found, contamination was removed quickly, or the contamination was not significant enough to warrant NPL status.

- The subject site is not listed on the CERCLIS-NFRAP List.
- The database search did not identify any CERCLIS-NFRAP sites adjacent to the subject site.

5.1.4 Federal ERNS List

The Federal Emergency Response Notification System (ERNS) list tracks information on reported releases of oil and hazardous materials.

- The subject site is not identified on the Federal ERNS list.

5.1.5 RCRA non-CORRACTS TSD Facilities

The Resource Conservation and Recovery Act (RCRA) non-CORRACTS TSD Facilities List tracks facilities which treat, store, or dispose of hazardous waste and are not associated with corrective action activity.

- The subject site is not listed as a RCRA non-CORRACTS TSD facility.
- The database search did not identify any RCRA non-CORRACTS TSD facilities within a ½-mile radius of the subject property.

5.1.6 RCRA CORRACTS TSD Facilities

The RCRA CORRACTS TSD Facilities list catalogues facilities that treat, store, or dispose of hazardous waste and have been associated with corrective action activity.

- The subject site is not listed as a RCRA CORRACTS TSD facility.
- The database search did not identify any RCRA CORRACTS TSD facilities within a one-mile radius of the subject property.

5.1.7 RCRA Generators

The RCRA Generator list is maintained by the EPA to track facilities that generate hazardous waste.

- The subject site is not listed as a RCRA Hazardous Waste Generator.
- The database search did not identify any RCRA Hazardous Waste Generators adjacent to the subject property.

5.1.8 State Sites and State Spill Sites

The Cal-Sites database, maintained by the DTSC, contains both known and potential hazardous substance sites.

- The subject site is not listed as a State Site or State Spill Site.
- The database search did not identify State Sites and State Spill Sites within a one-mile radius of the subject site.

5.1.9 Cortese List

The Cortese list database identifies hazardous waste sites selected for remedial action and underground storage tank (UST) properties having a reportable release and is maintained by the EPA/Office of Emergency Information.

- The subject site is not listed on the Cortese List.
- The database search did not identify any facilities on the Cortese List within a ½-mile radius of the subject property.

5.1.10 Registered Underground Storage Tanks (USTs)

The State Water Resources Control Board's Hazardous Substance Storage Container Database maintains a list of USTs regulated by the RCRA.

- The subject site is not listed on the registered UST list. According to on-site personnel, there are no USTs currently at the site, nor have there been historically. Evidence of USTs at the site was not observed during our site visit.
- The database search did not identify any registered USTs adjacent to the subject property.

5.1.11 State Landfills and Solid Waste Disposal Sites

- The database search did not identify any State Landfills or Solid Waste Disposal Sites within a ½-mile radius of the subject site.

5.1.12 State Leaking Underground Storage Tanks

The State Water Resources Control Board Leaking Underground Storage Tank Information System contains an inventory of Leaking Underground Storage Tank (LUST) Incident Reports.

- The subject site is not listed on the LUST list.
- The database search did not identify any LUST facilities within a ½-mile radius of the subject property.

5.1.13 CHMIRS

The State California Hazardous Materials Incident Report System, maintained by the California Office of Emergency Services, contains information regarding hazardous material incidents such as accidental releases or spills.

- The subject site is not listed on the CHMIRS list.

5.1.14 MINES

The Department of Labor, Mines Safety, and Health Administration maintains the Mines Master Index File. The database is updated semi-annually.

- The subject site is not listed on the MINES list.
- The database search did not identify MINES sites adjacent to the subject property.

5.2 Additional Environmental Records Review

In conformance with ASTM and following the DTSC recommended guidelines for Phase I evaluations for school sites, inquiry was made with representatives of the agencies described below and with the user of this Phase I.

5.2.1 Proximity to High-Pressure Gas Lines or Fuel Transmission Lines

The Underground Service Alert (USA) website was accessed on June 4, 2004 and August 30, 2004 to obtain a list of utility companies in the vicinity of the subject property that may operate transmission lines. USA provided a list of nine companies, including the Southern California Gas Company (SCGC) which provides gas services in the vicinity of the subject property. A letter was sent to SCGC on July 13, 2004 to assess what types of gas lines are in the area, and where the lines are located. SCGC indicated that their map coverage does not include the vicinity of the site. No pipeline companies were identified in the area (Appendix C).

5.2.2 State of California Division of Oil and Gas Records

A review of California Division of Oil and Gas Field Map, Regional Wildcat Map W1-1, Los Angeles and Kern Counties (California Department of Conservation 2001)

indicates that there are no active or abandoned oil or gas fields on the subject property or adjoining properties. The closest oil wells are located approximately 2.8 miles to the north-northeast of the subject property. The wells are identified as plugged and abandoned dry holes and were drilled in 1938, 1939 and 1940. The oil and gas map pages showing the vicinity of the closest oil wells are included as Appendix C.

In addition, the environmental databases reviewed as part of this Phase I include the Former Manufactured Gas Sites database (Coal Gas). The subject property and surrounding sites were not identified on the Coal Gas database, thereby, providing additional information on the absence of gas fields in the immediate area of the subject property (Appendix B).

5.2.3 Los Angeles County Department of Public Works (LADPW)

No records for the site address were on-file with the LADPW Environmental Programs Department.

5.2.4 User-Provided Information

The ASTM Standard requires disclosure in the Phase I report whether the user of the report has specialized knowledge about previous ownership or uses of the property that may be material to identifying RECs or HRECs, or whether the user has determined that the property's Title contains environmental liens or other information related to environmental condition of the property, including engineering and institutional controls and Activity and Use Limitations, as defined by ASTM. In addition, we are required by the ASTM Standard to inquire whether the user of the report has prior knowledge that the price of the property has been reduced for environmentally-related reasons. As of this report preparation, Haley & Aldrich has not been informed by the user that there are liens or other information about the environmental condition of the property in the Title. In addition, the user has not indicated specialized knowledge about previous ownership or uses of the property that may be material to identifying RECs, and has not indicated that the price of the property has been reduced for environmentally-related reasons.

6. SITE RECONNAISSANCE AND KEY PERSONAL INTERVIEW(S)

A site visit to observe site conditions was conducted by Mr. Michael Watson of Haley & Aldrich on June 22, 2004. Access to the site was provided by Mr. Paul Hughes, Key Site Manager. Haley & Aldrich personnel observed the exterior portions of the property, including the property boundaries. No weather-related conditions or other conditions that would limit our ability to observe the site occurred during our site reconnaissance.

An interview with Mr. Bob Abel from the District was performed in conjunction with the site reconnaissance. The findings of the site visit and interviews are discussed below. Site photographs are included in Appendix D.

ASTM Section 9.8 requires that, prior to the site visit, the current site owner or Key Site Manager and user, if different from the current owner or Key Site Manager, be asked if there are any helpful documents or information that can be made available for review. These consist of environmental site assessment reports, audits, permits, tank registrations, Material Safety Data Sheets, Community Right-to-Know plans, safety plans, hydrogeologic or geotechnical reports, or hazardous waste generator reports. We were provided with a site plan and an environmental impact report.

6.1 Current Use of the Property

The subject property consists of approximately 10.5 acres of vacant land.

6.2 Site Visit Observations

6.2.1 General Description of Structures

The site is a vacant lot.

6.2.2 Heating and Cooling System

Heating and cooling systems do not exist at the site.

6.2.3 Potable Water Supply and Sewage Disposal System or Septic Systems

Potable water and sewage disposal systems are not provided to the site.

6.2.4 Use of Petroleum Products and Hazardous Materials

Use of petroleum products and hazardous materials was not observed on the subject property.

6.2.5 Storage of Petroleum Products and Hazardous Materials (Storage Tanks, Drums)

No storage of petroleum products and hazardous materials was observed on the subject property.

6.2.6 Disposal of Petroleum Products and Hazardous Materials

No evidence of disposal of petroleum products or hazardous materials was observed on the subject property.

6.2.7 Hydraulic Elevators

No hydraulic elevators are located on the subject property.

6.2.8 Vehicle Maintenance Lifts

No vehicle maintenance lifts are located on the subject property.

6.2.9 Emergency Generators and Sprinkler System Pumps

No emergency generators and sprinkler system pumps are located on the subject property.

6.2.10 Polychlorinated Biphenyls (PCBs) Associated with Electrical or Hydraulic Equipment

No electrical or hydraulic equipment was observed onsite. Therefore, the presence of PCBs is considered unlikely.

6.2.11 Floor Drains and Sumps

No floor drains or sumps were observed on the subject property.

6.2.12 Catch Basins

No catch basins were observed on the subject property.

6.2.13 Dry Wells

No dry wells were observed on the subject property.

6.2.14 Pits, Ponds, Lagoons, and Pools of Liquid

No pits, ponds, lagoons, or pools of liquid were observed on the subject property.

6.2.15 Odors

No odors were observed on the subject property.

6.2.16 Stains or Corrosion on Floors, Walls, or Ceilings

No stains or corrosion were observed on the subject property.

6.2.17 Stained Soil or Pavement

No stained soil or pavement was observed on the subject property.

6.2.18 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.19 Solid Waste and Evidence of Waste Filling

No solid waste or evidence of waste filling was observed on the subject property.

6.2.20 Wastewater and Stormwater Discharge

No wastewater discharge was observed on the subject property. The slope on the southern portion of the site was observed to have embedded swales for stormwater discharge.

6.2.21 Monitoring, Water Supply, or Irrigation Wells

No monitoring, water supply or irrigation wells are located on the subject property.

6.2.22 Sanitary Sewer and Septic Systems

No sanitary sewer or septic systems were observed on the subject property.

6.2.23 Non-Scope Considerations

No high voltage power lines were observed in the vicinity of the subject property.

The site was native undisturbed vacant land prior to grading. Therefore, the presence of asbestos-containing materials and lead-based paint is unlikely.

Railroad tracks are not located within 1,500 feet of the subject property.

No evidence of fill material was observed on the subject property. During the grading of the site, the area was over-excavated and reworked, and fill material was not needed.

7. FINDINGS AND CONCLUSIONS

Haley & Aldrich has performed a Phase I for the proposed Anaverde Elementary School Project in the City of Palmdale, California. The scope of work is described and conditioned by our proposal dated April 29, 2004. As indicated in our proposal, this Phase I was performed in conformance with the scope and limitations of the ASTM E 1527-00 Standard. Exceptions to, or deletions from, this practice are described in Section 1 of this report. Our conclusions are intended to help the user evaluate the "environmental risk" associated with the site, as defined in the ASTM E 1527-00 Standard and discussed in the Introduction section of this report.

The subject site is approximately 10.5 acres in size and is currently over-excavated vacant land. The District plans to construct an elementary school on the subject site. The site is currently over-excavated vacant land. No fill material is present at the site; soil has been removed to create a pad.

RECOGNIZED ENVIRONMENTAL CONDITIONS

The goal of the ASTM E 1527-00 Standard practice is to identify RECs, as defined in the Standard and in Section 1 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

HISTORICAL RECs AND KNOWN OR SUSPECT ENVIRONMENTAL CONDITIONS

The ASTM E 1527-00 Standard also requires that HRECs and other known or suspect environmental conditions, as defined in the Standard and in Section 1 of this report, are identified in the Phase I.

This assessment has revealed no evidence of HRECs in connection with the property.

SUMMARY

In summary, based on the results of this assessment, we have not identified RECs associated with the subject site and do not recommend additional assessment at this time.

8. CREDENTIALS

This report was prepared by Mr. Michael Watson, under the direct supervision of Dr. Denise Clendening, who served as the Project Manager and Officer-in-Charge of this project, respectively. Qualification information for the project personnel is provided in Appendix E.

REFERENCES

1. American Society for Testing and Materials (ASTM) Practice for ESAs: Phase I Assessments Process (ASTM Standard E 1527-00), April 2000.

2. California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), 1999, Preliminary Endangerment Assessment Guidance Manual, January 1994, second printing June 1999.

3. California Department of Water Resources, 2004. Historical Data by Well Retrieval Website located at http://well.water.ca.gov/gw/gw_data/hyd/Rpt_Hist_Data5_gw.asp.

4. California Division of Mines and Geology (CDMG), 2000. "A General Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos", Open-File Report 2000-19, August 2000.

5. California Geological Survey (CGS), 2003. Seismic Hazard Zone Report for the Ritter Ridge 7.5-minute Quadrangle, Los Angeles County, California, Seismic Hazard Zone Report 083.

6. City of Palmdale Planning Department, telecommunication with Haley & Aldrich, Inc., July 13, 2004.

7. Environmental Data Resources, Inc., Database Report, dated June 3, 2004.

8. Geo-Search, Aerial Photographs, dated 1953, 1959, 1968, 1980, 1989, 1994, 2002

9. Geo-Search, Historical Topographic Maps, United States Geological Survey 7.5-minute series, Palmdale, California, dated 1937 and Ritter Ridge, California dated 1958 and 1974.

10. Haley & Aldrich, Inc., site visit conducted by Mr. Michael Watson on June 22, 2004.

11. Haley & Aldrich, Inc., Phase I Environmental Site Assessment for Cottonwood Elementary School, dated February 18, 2004.

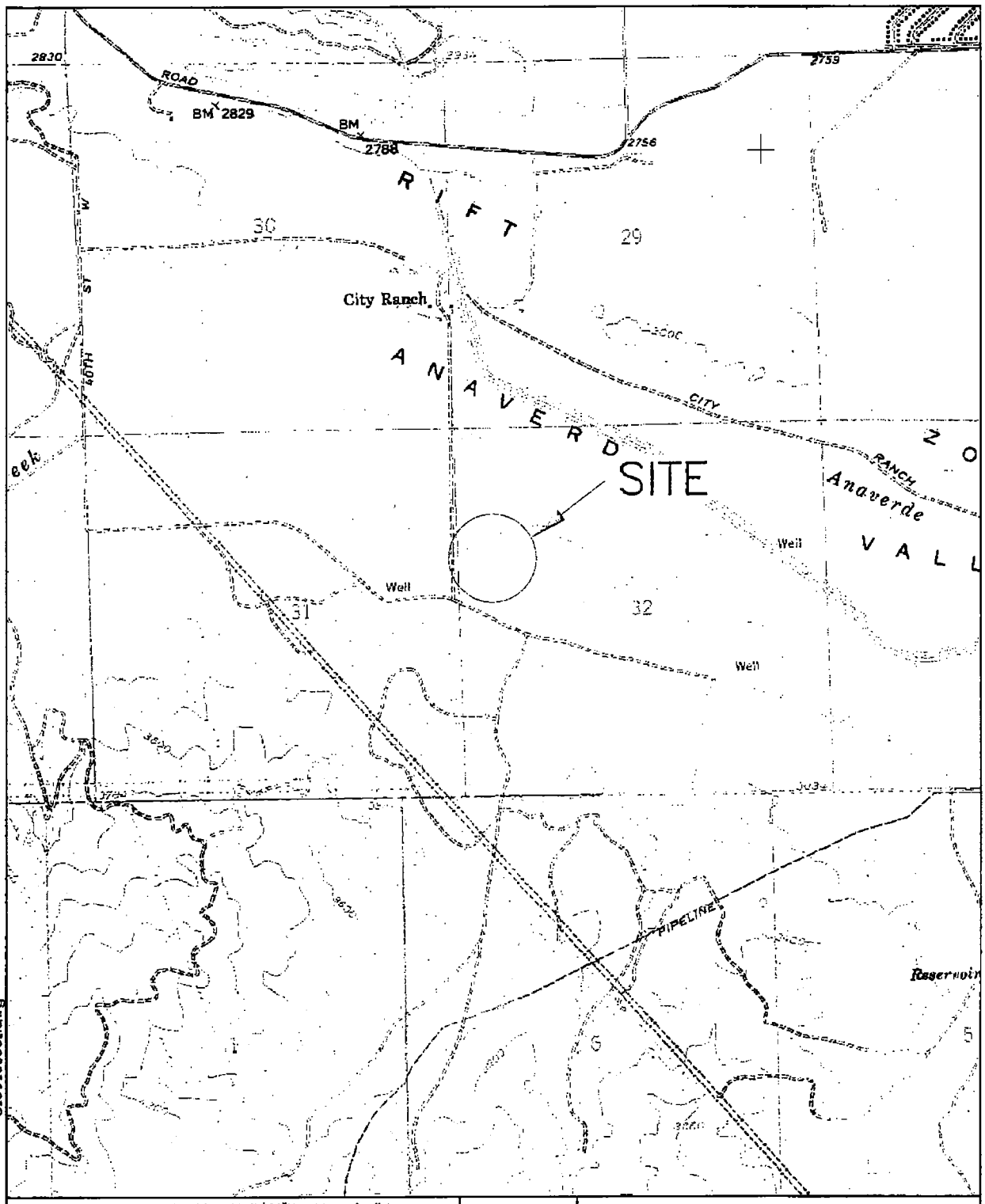
12. Los Angeles County Department of Public Works, Environmental Programs, telecommunication with Haley & Aldrich, Inc., July 13, 2004.

13. Los Angeles County Waterworks District, telecommunication with Haley & Aldrich, Inc., July 14, 2004.

14. Los Angeles County Waterworks Districts, Annual Water Quality Report, Los Angeles County Waterworks District No. 40, 2003.

15. Oil and Gas Field Map, Regional Wildcat Map W1-1, State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources, 2001.

16. Topographic Map, Ritter Ridge, California, United States Geological Survey 7.5 minute series, 1958 (photorevised 1974).



SITE COORDINATES: 34°33'58"N 118°11'00"W

U.S.G.S. QUADRANGLE: RITTER RIDGE, CA, 1958 PHOTOREVISED 1974

HALEY & ALDRICH

CREATIVE SOLUTIONS FOR CLIENT SUCCESS

PROPOSED ANAVERDE ELEMENTARY SCHOOL SITE
SOUTH OF INTERSECTION OF 25TH STREET WEST AND ELIZABETH LAKE ROAD
PALMDALE, CALIFORNIA

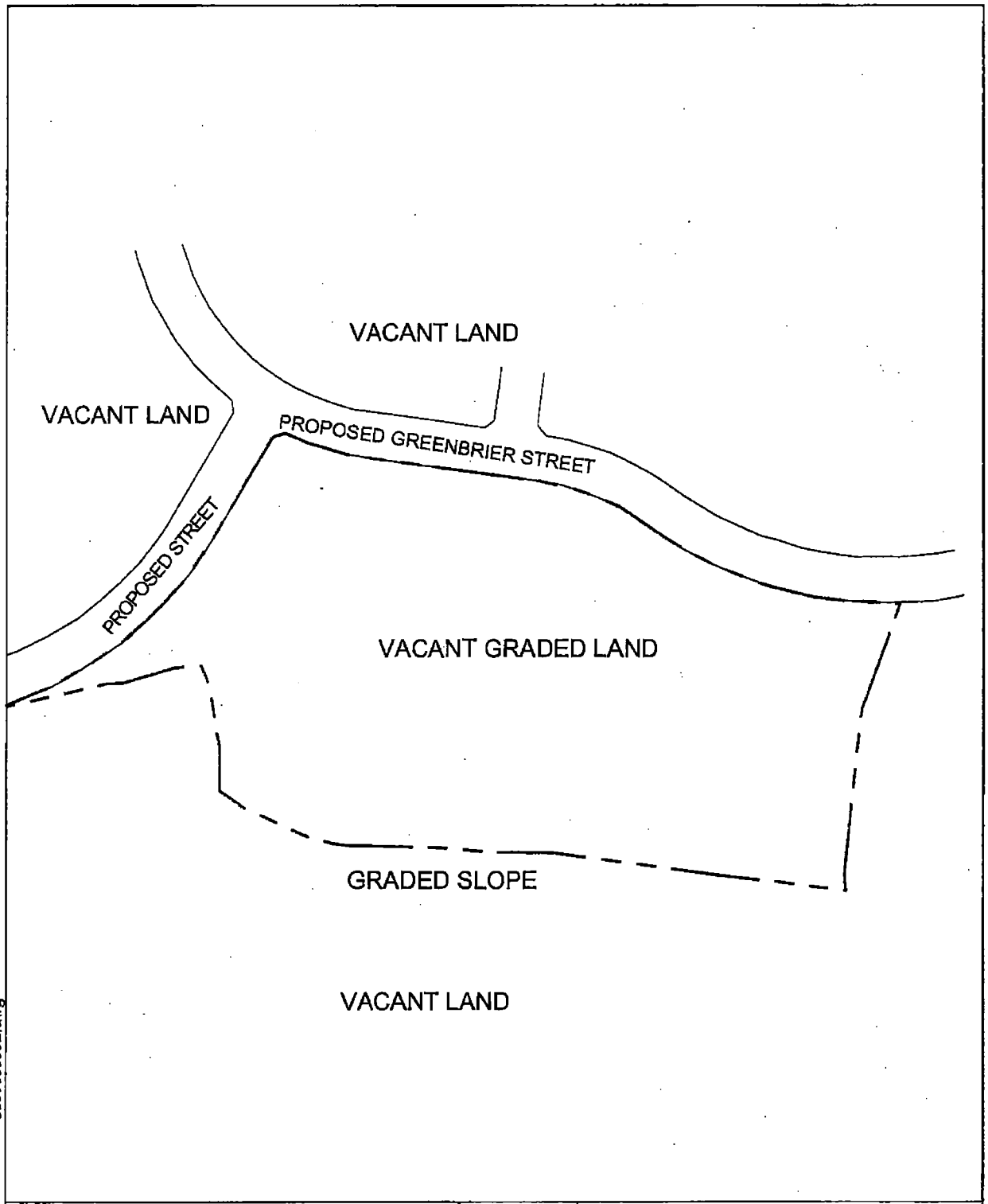
SITE LOCATION

APPROXIMATE SCALE: 1:24,000

JULY 2004

8/30/2004 1:20 PM 3109100001.dwg

FIGURE 1



LEGEND

SITE BOUNDARY

0 150 300

SCALE IN FEET

HALEY & ALDRICH

CREATIVE SOLUTIONS FOR CLIENT SUCCESS

PROPOSED ANAVERDE ELEMENTARY SCHOOL SITE
SOUTH OF INTERSECTION OF 25TH STREET WEST AND ELIZABETH LAKE ROAD
PALMDALE, CALIFORNIA

SITE PLAN

APPROXIMATE SCALE: AS SHOWN

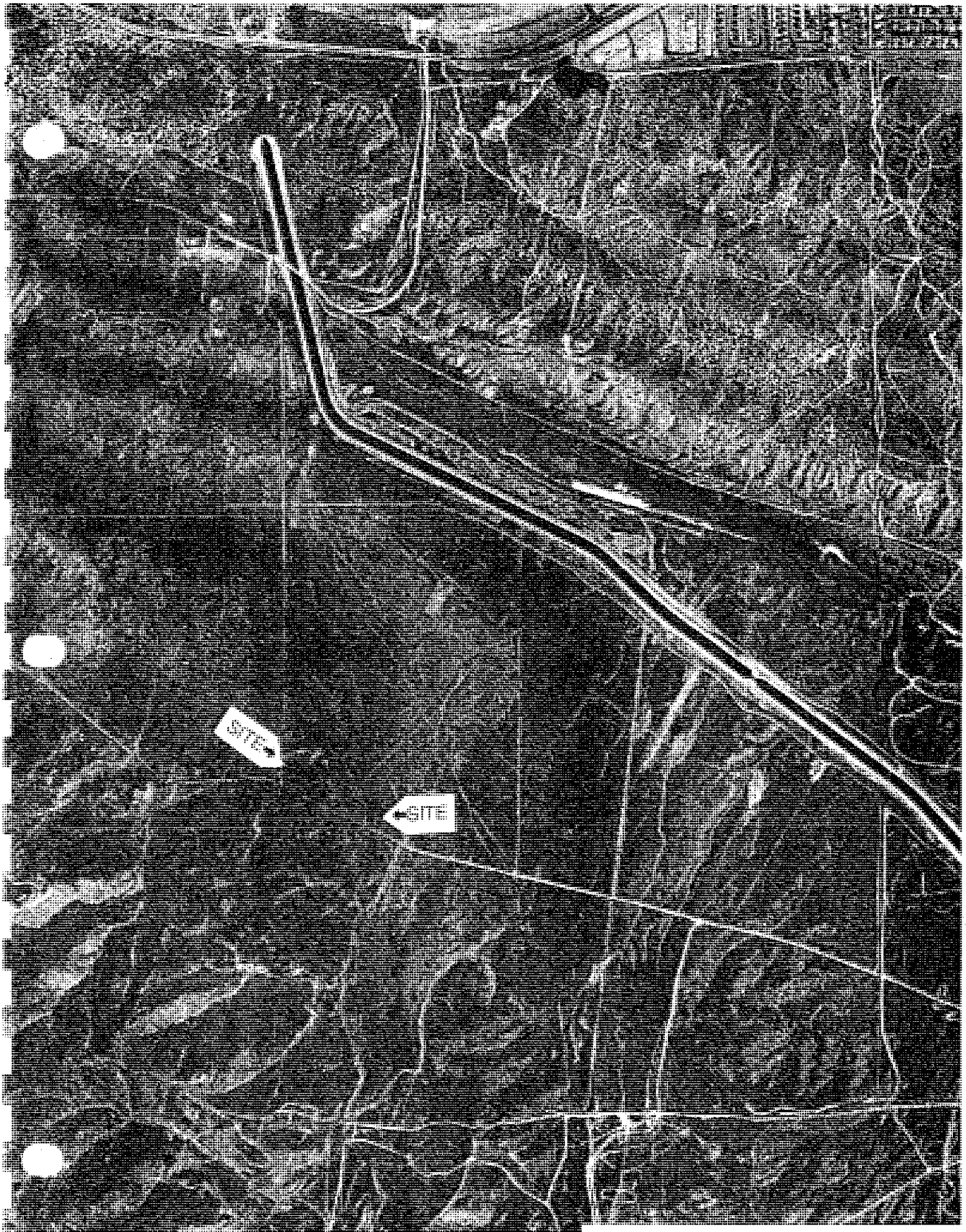
JULY 2004

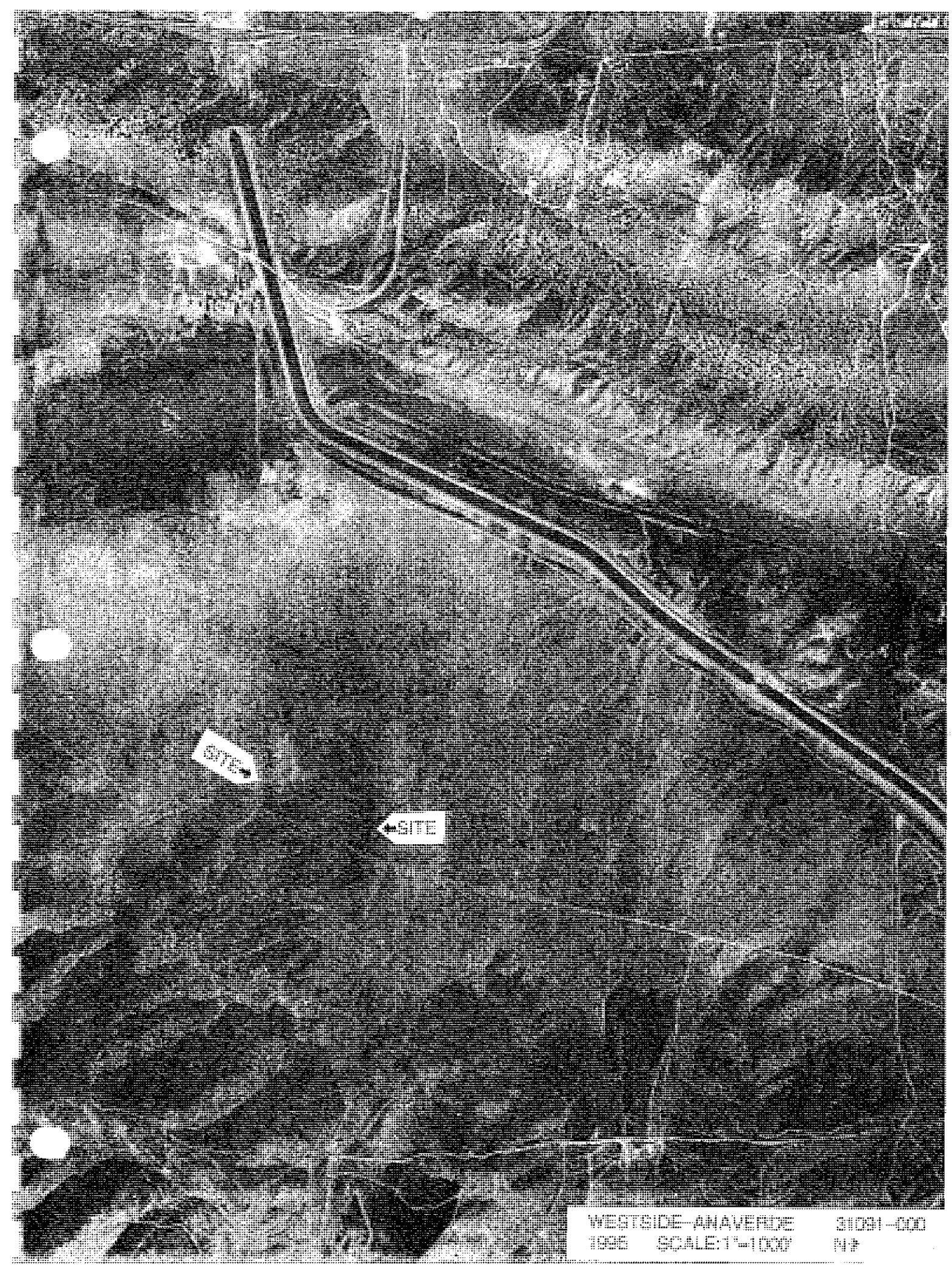
7/13/2004 4:56 PM 3109100002.dwg

FIGURE 2

APPENDIX A

HISTORICAL RESEARCH DOCUMENTATION


SITE
SITE
WESTSIDE-ANAVERDE
2002 SCALE:1"=1000'
31091-000
N↑



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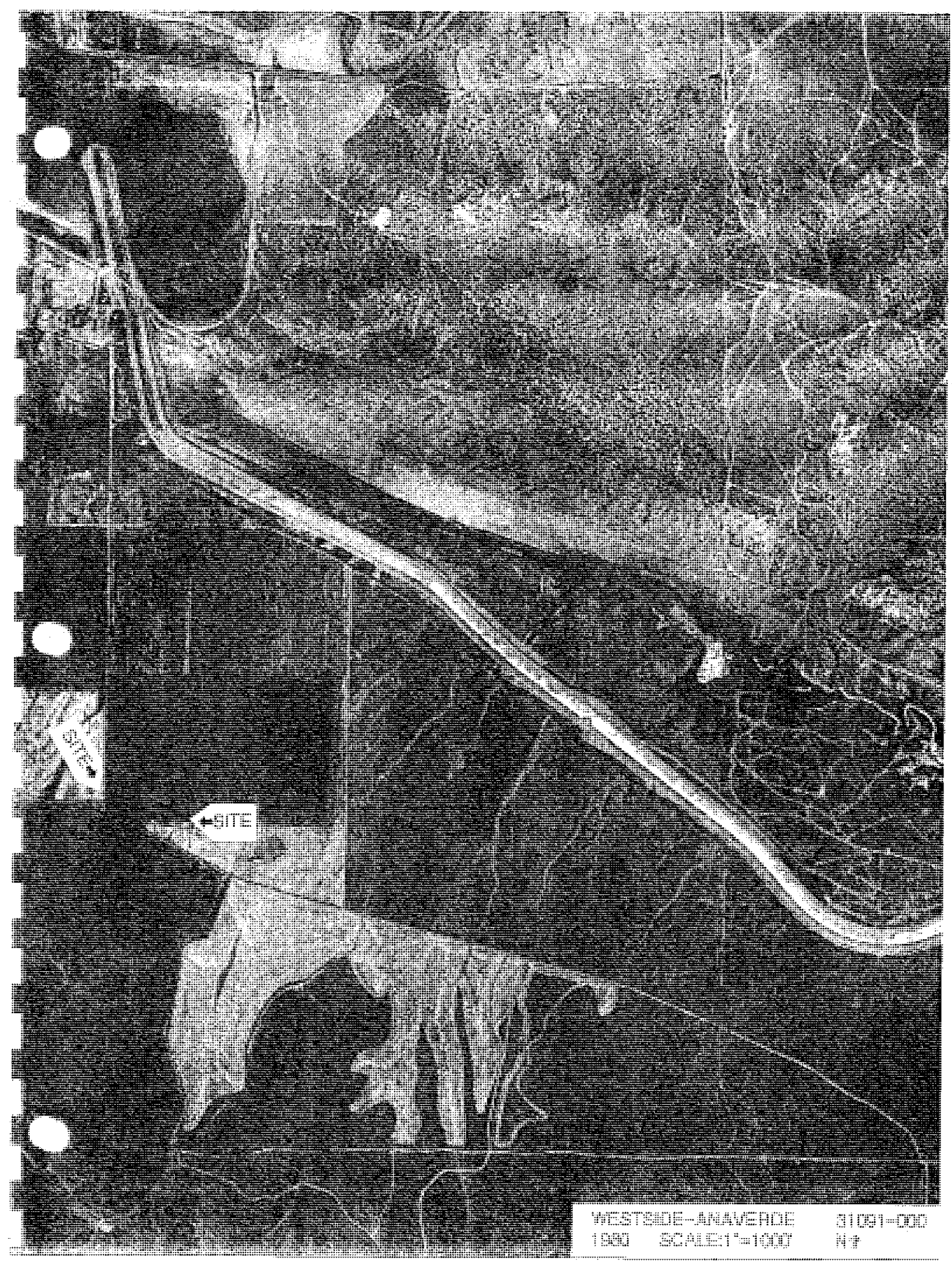
1956 SCALE:1"=1000' N

WESTSIDE-ANAVERDE 31091-000
1998 SCALE:1"=1000' N.T.



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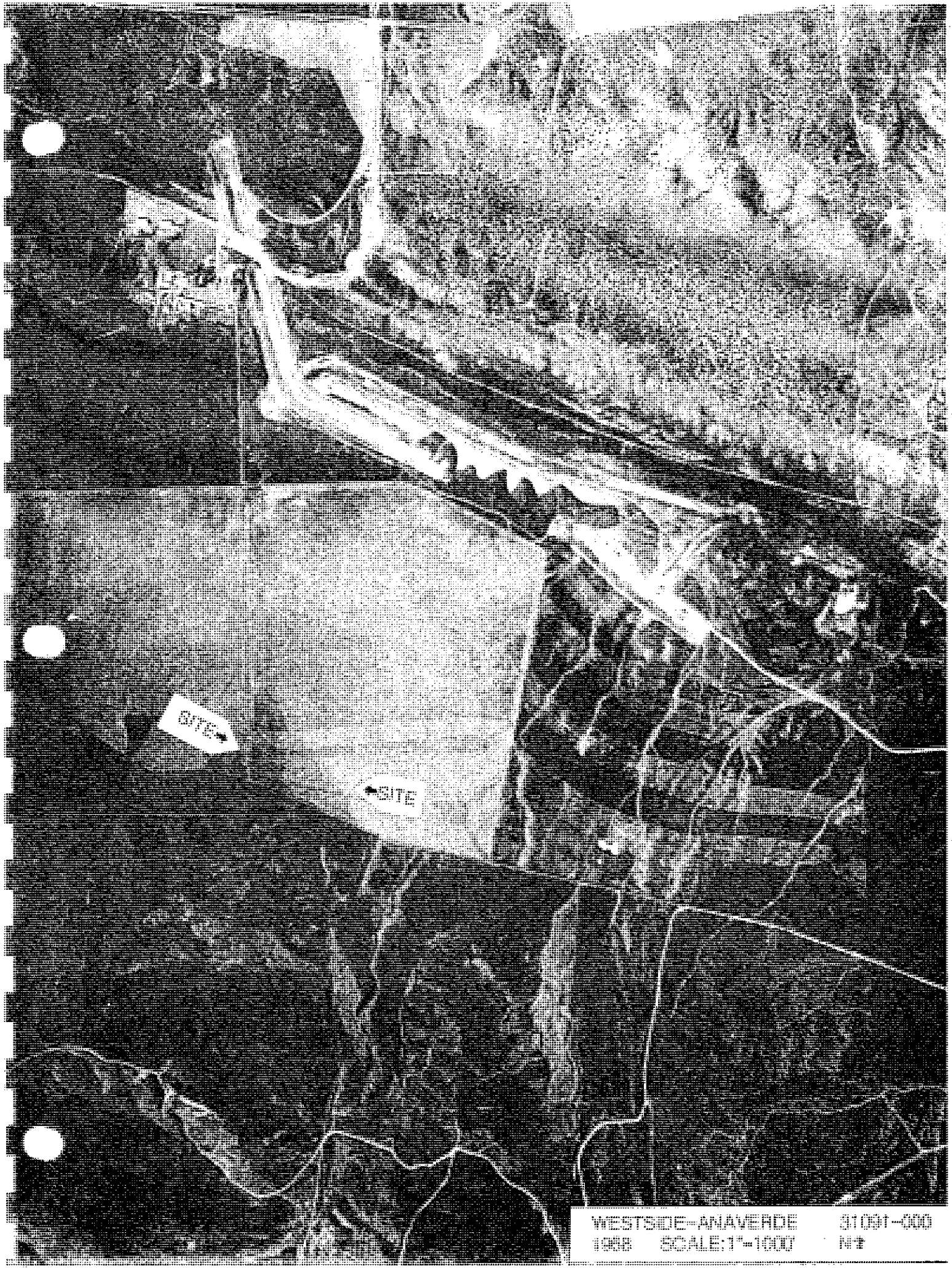

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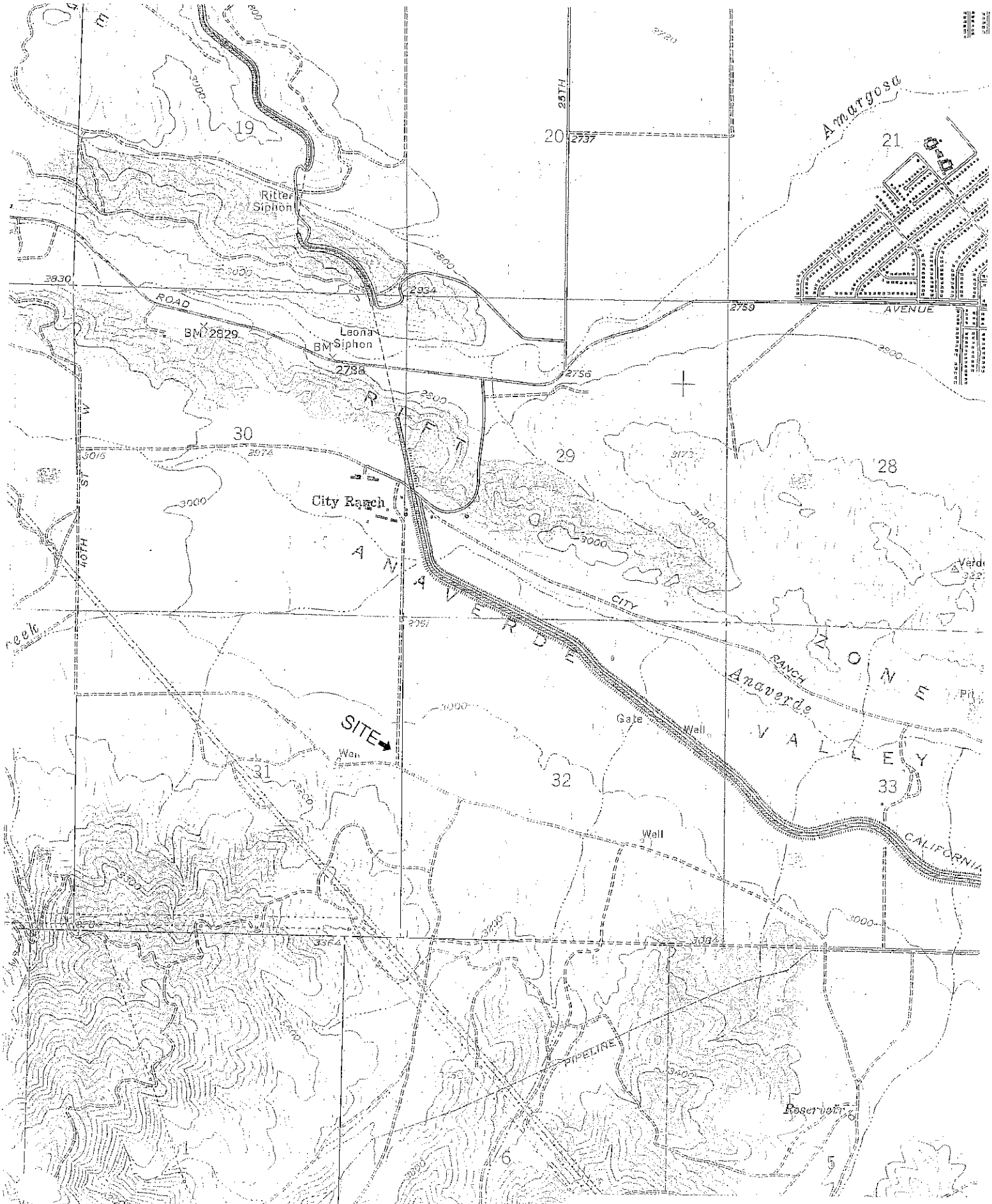
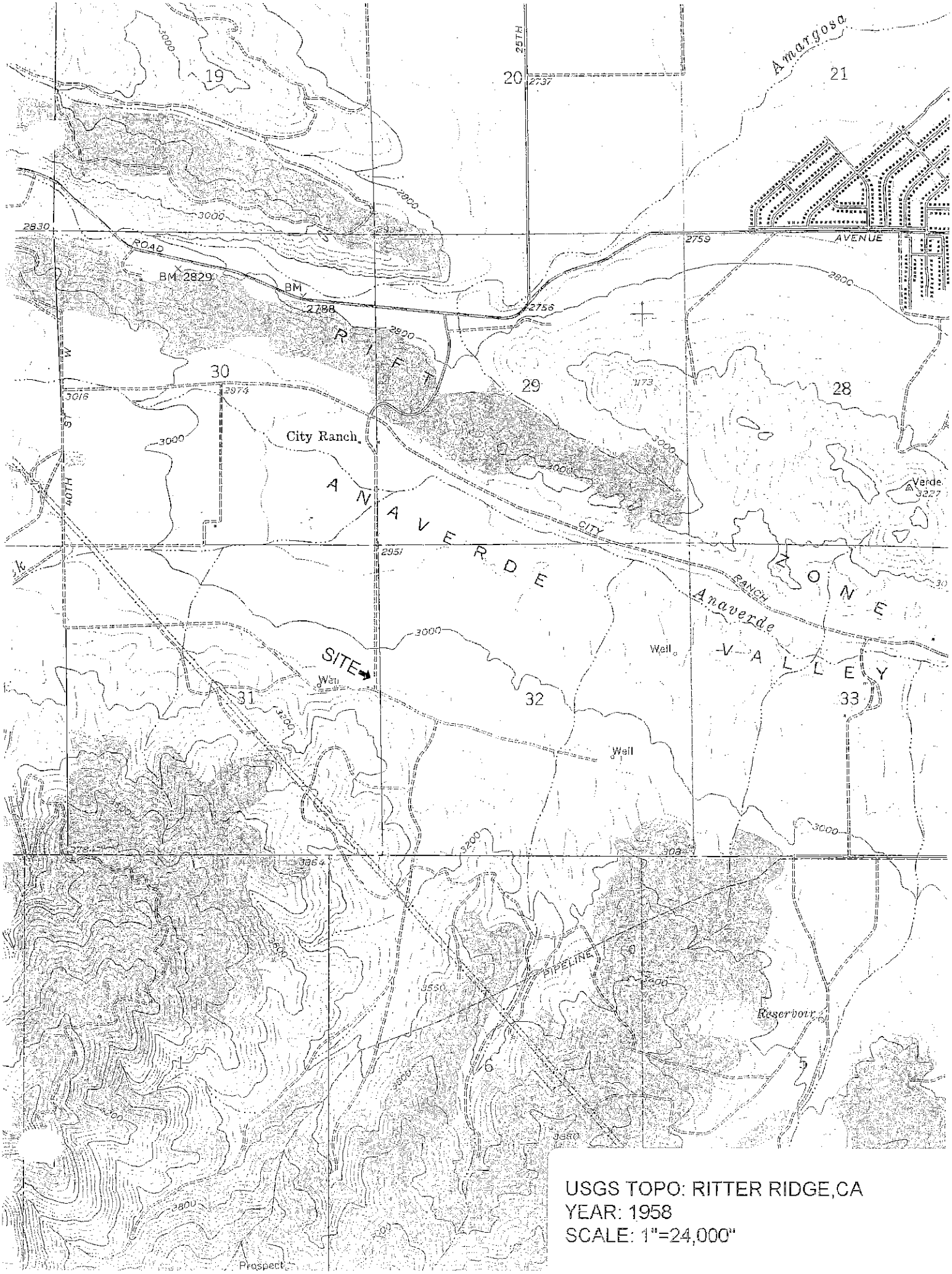
1988 SCALE:1"=1000' N

WESTSIDE-ANAVERDE 31091-000
1988 SCALE 1"=1000' N↑

WESTSIDE-ANAVERDE 31091-000
1953 SCALE:1"=1000' N↑



USGS TOPO: RITTER RIDGE,CA
YEAR: 1958
PHOTOREVISED: 1974
SCALE: 1"=24,000"



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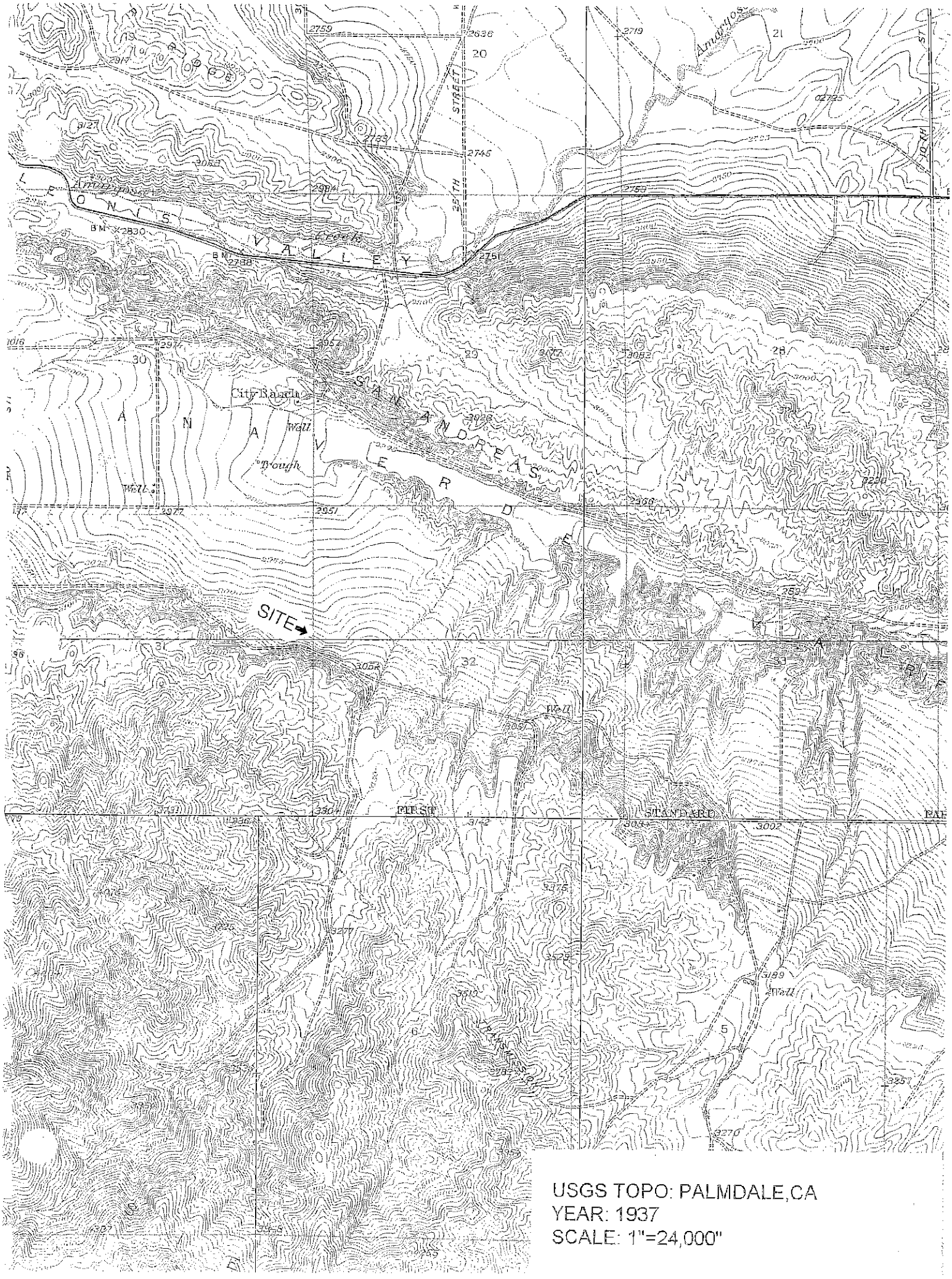
YEAR: 1958
SCALE: 1"=24,000"



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YEAR: 1937
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